



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – February 13, 2020
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. January 16, 2020 Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. PC-20-01 (Preliminary Plat): Consider a Preliminary Plat for the Preserve at Singing Hills Unit 5 Subdivision, generally located at the intersection of Singing Creek and Harmony Hills.
- B. PC-20-02 (Final Plat): Consider a Final Plat for the Johnson Ranch North Unit 9 Subdivision, generally located at the Southwest corner of Mustang Vista and Stahl Lane.
- C. VR-20-01 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 10, Section 4.07 [4.08], related to Riparian Buffers, and Chapter 17, Section 17.06.010, related to Tree Protection Measures, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.

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 February 10, 2020

Susana Ramos, Planning Director

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: January 16, 2020

Meeting Duration: 6:30 p.m. to 7:36 p.m.

CALL TO ORDER

Commission Members Present: Dickie Lubel, Larry Sunn, Jim Binkley, Lindy Sisk, Tom Hackleman, Ashley Orndorff, Mike Romans

Commission Members Absent: Rhianna Stewart

City Staff Present: Susana Ramos (Director), Adrian Garcia (City Engineer), Jason Rammel (City Attorney)

Approval of Minutes

- a. **Commissioner Sunn moved, seconded by Commissioner Binkley to approve the minutes of the December 12, 2019 meeting AS AMENDED. Motion passed unanimously.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. VR-19-17 (Subdivision 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.
Commissioner Binkley moved, seconded by Commissioner Orndorff, to table the item. Motion passed unanimously 7-0.
- B. PC-19-20 (Preliminary Plat): Reconsideration of a Preliminary Plat for the Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863.
Commissioner Binkley moved, seconded by Commissioner Lubel, to DENY the preliminary plat. Motion passed unanimously 7-0.
- C. PC-19-24 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch Subdivision Unit 7B, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
After discussion, Commissioner Sunn moved, seconded by Commissioner Binkley to APPROVE the preliminary plat. Commissioner Orndorff recused herself. Motion passed unanimously 6-0.
- D. PC-19-25 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch Subdivision Unit 7C, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
After discussion, Commissioner Binkley moved, seconded by Commissioner Hackleman to APPROVE the preliminary plat. Commissioner Orndorff recused herself. Motion passed unanimously 6-0.
- E. PC-19-26 (Preliminary Plat): Consideration of a Preliminary Plat for Mustang Vista Phase IV & Amenity Center #2, generally located 1.9 miles southeast of the intersection of Mustang Vista and Stahl Lane.
After discussion, Commissioner Binkley moved, seconded by Commissioner Sunn to APPROVE the preliminary plat. Commissioner Orndorff recused herself. Motion passed unanimously 6-0.

- F. PC-19-13 (Final Plat): Consideration of a Final Plat for 4S Ranch Subdivision Unit 6B, generally located 1.1 miles southeast of the intersection of Mustang Vista and Stahl Lane. *After discussion, Commissioner Lubel moved, seconded by Commissioner Hackleman to APPROVE the preliminary plat. Commissioner Orndorff recused herself. Motion passed unanimously 6-0.*

PUBLIC COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:36 pm. I certify that the above minutes were approved by the Commission on February 13, 2020.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-20-01
PRELIMINARY PLAT
PRESERVE AT SINGING HILLS, UNIT 5

MEETING DATE: February 13, 2020

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider a Preliminary Plat for the Preserve at Singing Hills Unit 5 Subdivision generally located at the intersection of Singing Creek and Harmony Hills.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: SH-DJL Development, LLC

Legal Description: BEING A 15.847 ACRE TRACT OF LAND 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.

Size: 15.847; 53 lots

Existing Land Use: Undeveloped

Existing Zoning: Extraterritorial Jurisdiction (ETJ)

Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for Unit 5 of the Preserve at Singing Hills. This preliminary 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 53 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 the wastewater treatment plant located in the singing hills .

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

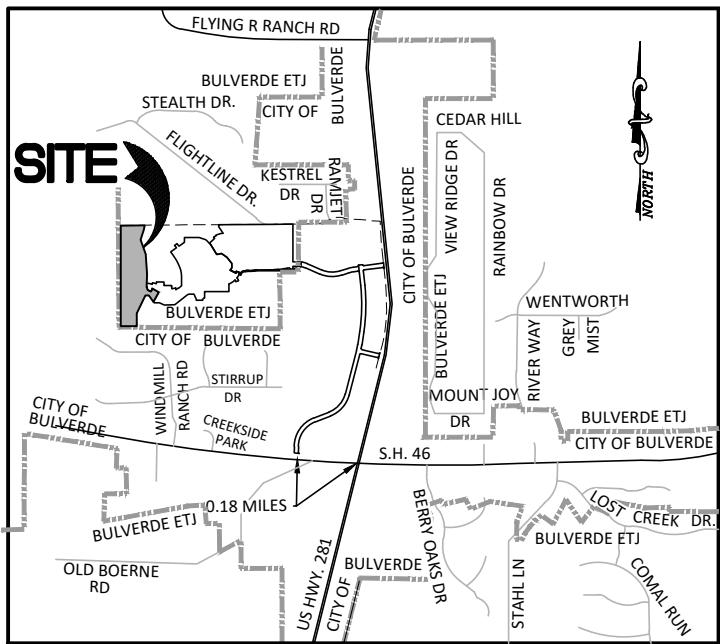
With approval of the Preliminary Plat, the developer will continue with the design of the subdivision phase. During design, some minor changes to the plat may occur to avoid conflicts, reduce slopes, etc. by slightly altering the roadway alignment. Such minor changes, provided they do not substantially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

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. All deficiencies have been addressed and the plat has been accepted. Therefore, Staff recommends **APPROVAL** of this Preliminary Plat.

ATTACHMENTS:

Preliminary Plat
Comments Memo



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.CA. 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"

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.

DUANE 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

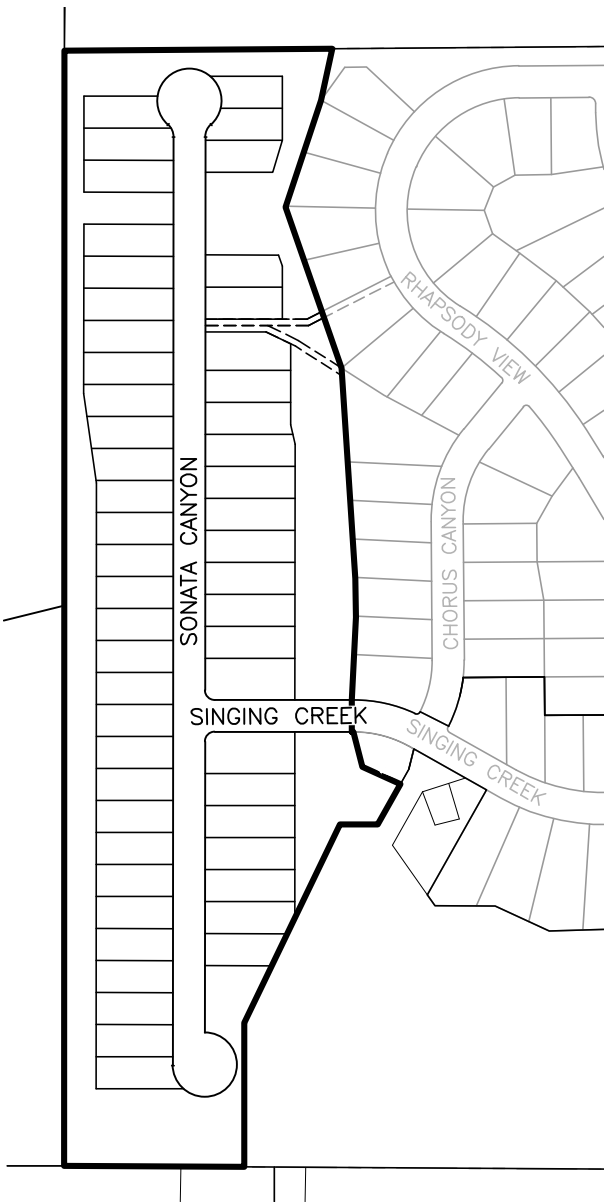
PEDERNALES ELECTRIC NOTES:

- 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" 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.

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.

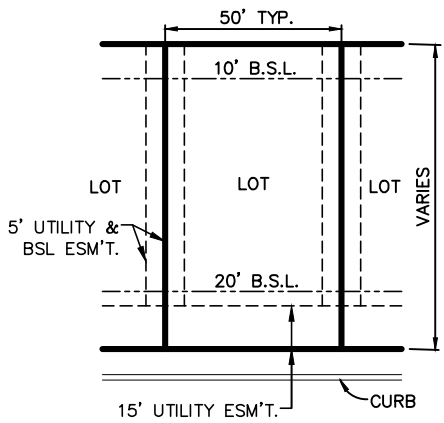
CPS NOTES:

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.



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.

CITY OF BULVERDE SUBDIVISION NOTES:

- 1) THIS PLAT WAS PREPARED ON DECEMBER 12, 2019.
- 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.). GRANTEEES OF SAID
DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 6) 2,254 ACRES, 1,759.00 LINEAR FEET ARE BEING DEDICATED TO THE PUBLIC AS
RIGHT-OF-WAY OUTSIDE OF BULVERDE CITY LIMITS.
- 7) 53 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.

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.



- 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

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.CA. ESM'T.
- (B) 20' B.S.L.
- (C) 15' B.S.L. & E.G.T.CA.
- (D) LOT 900, BLOCK 9
OPEN SPACE/VARIABLE
WIDTH DRAINAGE EASEMENT
(5.119 AC)
- (E) LOT 907, BLOCK 4
OPEN SPACE/VARIABLE
WIDTH DRAINAGE EASEMENT
(0.539 AC)
- (F) 10' E.G.T.CA. ESM'T.
- (G) 10' WATER ESM'T.
- (1) 20' E.G.T.CA. ESM'T.
(THE PRESERVE AT SINGING HILLS, UNIT 2)
(NOT RECORDED)
- (2) 15' B.S.L. & E.G.T.CA. 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
- CL 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
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- o 1/2" IRON ROD SET WITH AN
ORANGE PLASTIC CAP
STAMPED "MTR ENG"

SUBDIVISION PLAT ESTABLISHING THE PRESERVE AT SINGING HILLS, UNIT 5

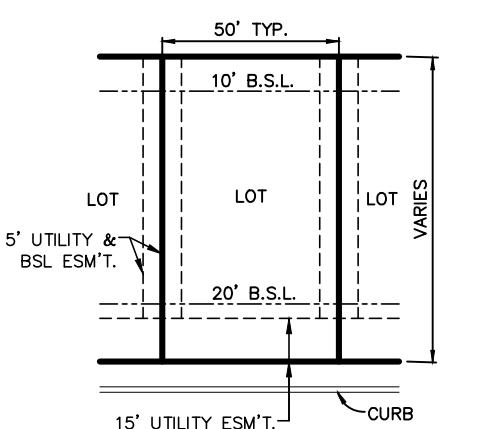
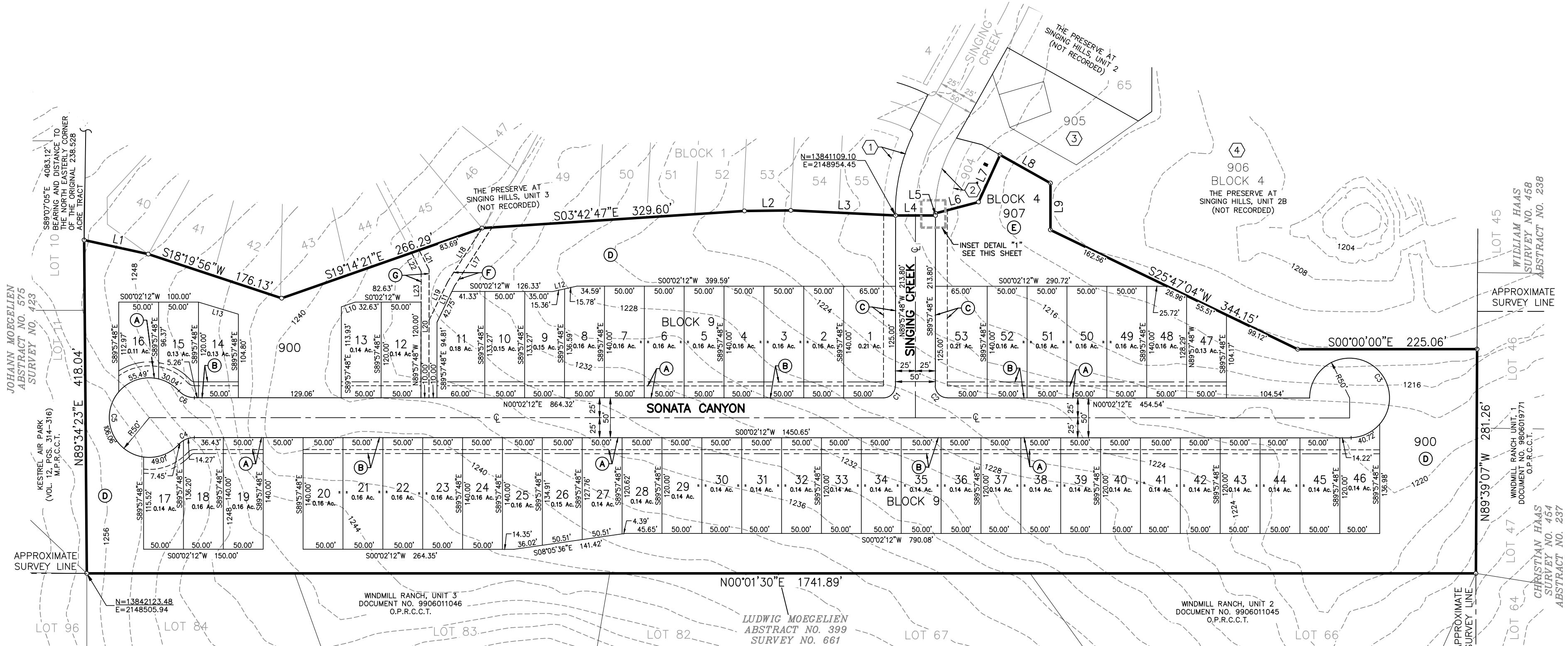
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SCALE: 1"=100'

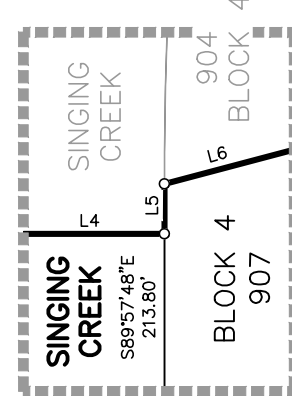


MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



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	52.28'	N16°56'41"E
L2	60.12'	S00°43'22"E	L17	86.91'	N57°18'27"W
L3	129.52'	S02°50'20"W	L18	80.13'	N57°18'27"W
L4	50.00'	S00°02'12"W	L19	53.58'	S64°04'25"E
L5	2.60'	S89°57'48"E	L20	160.84'	S89°57'48"E
L6	55.91'	S14°43'08"E	L21	27.28'	S63°04'05"W
L7	65.05'	S65°30'39"E	L22	26.23'	S63°04'05"W
L8	72.56'	S29°20'44"W	L23	158.44'	S89°57'48"E
L9	58.71'	N90°00'00"W			
L10	18.40'	N19°14'21"W			
L11	50.69'	S64°04'25"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	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°02'12"E
C3	50.00'	221°15'04"	132.84'	193.08'	93.59'	N20°41'56"E
C4	25.83'	31°39'52"	7.32'	14.27'	14.09'	S15°37'36"E
C5	50.00'	121°32'06"	89.35'	106.06'	87.26'	S69°06'35"W
C6	25.83'	48°11'23"	11.55'	21.72'	21.09'	N23°57'45"E

REVIEW MEMORANDUM

TO: Paul Landa, P.E.
Moy Tarin Ramirez Engineers, LLC
12770 Cimarron Path, Suite 100
San Antonio, TX 78249
planda@mtrengineers.com

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

SUBJECT: Preserve at Singing Hills Unit 5 Replat
Acceptance

DATE: February 11, 2020

On behalf of the City of Bulverde, Halff Associates reviewed the Re-Plat and supporting documents for the Preserve at Singing Hills development Unit 5, dated 12/12/2019 (print date). The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012. The following items were reviewed, with resolved items noted in [blue](#). Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval of the Singing Hills Unit 5 Replat at the next available Planning & Zoning meeting.

Final Re-Plat (for interim review) – Ordinance 1.05(b)

1. Several lots are missing lot #'s – [Comment resolved](#).
2. Each lot needs an acreage callout – [Comment resolved](#).
3. Update subdivision note 1 (preparation date) and 6 (acreage/LF ROW dedication). – [Comment resolved](#).

Final Re-Plat Supporting Documents – Ordinance 1.04(h)

4. Plat adds 13 lots and increases master plan lots from 318 to 331. TIA assumed up to 350 residential homes, so this increase does not change the traffic impact analysis – [no response required](#).
5. Missing drainage analysis to accept offsite runoff. A significant amount of runoff is being received by this development and not enough information is provided to prove 100-YR flows are contained within drainage easement. HEC-RAS model was provided for the original plat. Show offsite drainage area delineation and supporting calculations for runoff to be received. – [this comment is being withdrawn for the purposes of the plat and will be reviewed with detailed design plans](#).



PLANNING AND ZONING COMMISSION ITEM:
PC-20-02
FINAL PLAT
JOHNSON RANCH NORTH UNIT 9

MEETING DATE: February 13, 2020

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider a Final Plat for the Johnson Ranch North Unit 9 Subdivision, generally located at the Southwest corner of Mustang Vista and Stahl Lane

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes
Legal Description: 31.363 ACRES OF LAND IN THE JACOB KADERLI SURVEY NO. 465, A-309, THE JACOB KADERLI SURVEY NO. 449, A-308, AND A. L. BUECHE SURVEY NO. 582, A-80, IN COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 287.000 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN DOCUMENT NO. 201306000265 AND CORRECTED IN DOCUMENT NO. 201306010127, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 31.363 acres; 69 Lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Johnson Ranch Unit 9, part of the Johnson Ranch North development for a which a Development Agreement dated July 22, 2008 was entered into and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. The proposed Final Plat is for approximately 31.363 acres of undeveloped property and establishes 69 single family residential lots.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies in the 100-yr floodplain. Water and Sewer services will be provided by the Johnson Ranch MUD.

As with any final plat, approval would authorize the subsequent review and approval of associated public subdivision improvements.

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. Multiple deficiencies encountered during the review process have not been corrected in time for this meeting. Therefore, Staff recommends **DENIAL** of this Final Plat.

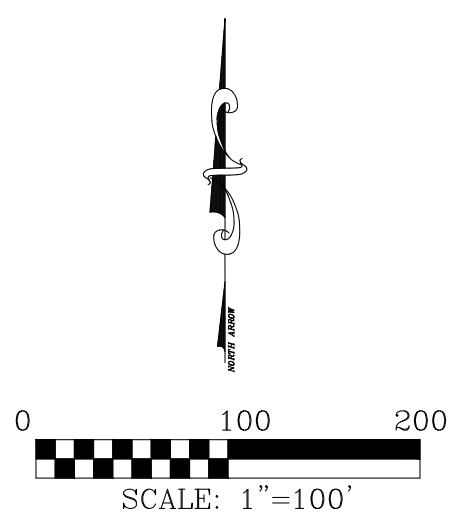
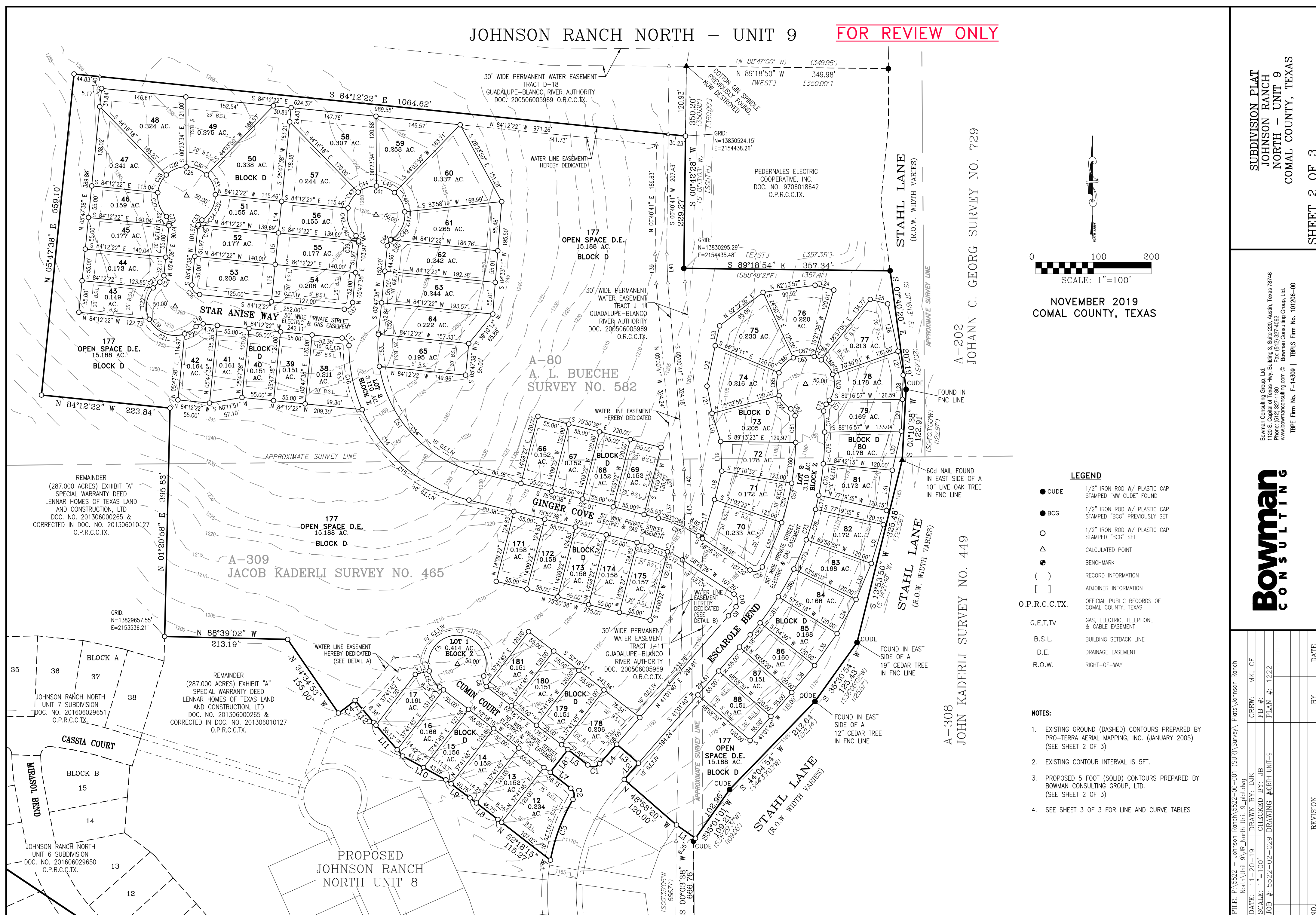
ATTACHMENTS:

Final Plat

Comments Memo

JOHNSON RANCH NORTH - UNIT 9

FOR REVIEW ONLY



NOVEMBER 2019
COMAL COUNTY, TEXAS

LEGEND

- CUDE
- BCG
-
- △
-
- ()
- []
- O.P.R.C.C.TX.
- G,E,T,TV
- B.S.L.
- D.E.
- R.O.W.
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "MW CUDE" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- CALCULATED POINT
- BENCHMARK
- RECORD INFORMATION
- ADJOINER INFORMATION
- OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY

- NOTES:
- EXISTING GROUND (DASHED) CONTOURS PREPARED BY PRO-TERRA AERIAL MAPPING, INC. (JANUARY 2005) (SEE SHEET 2 OF 3)
 - EXISTING CONTOUR INTERVAL IS 5FT.
 - PROPOSED 5 FOOT (SOLID) CONTOURS PREPARED BY BOWMAN CONSULTING GROUP, LTD. (SEE SHEET 2 OF 3)
 - SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

Bowman
CONSULTING GROUP, LTD.

FILE: P:\5522 - Johnson Ranch\5522-00-001 (SUR)\Survey\Plats\Johnson Ranch North Unit 9\North Unit 9\North Unit 9.plt.dwg	CREW: MK, CF
DATE: 11-20-19	DRAWN BY: DJK
SCALE: 1"=100'	CHECKED BY: JB
JOB #: 5522-02-029	DRAWING # NORTH UNIT-9
PLAN #:	1222

NO.	REVISION	BY	DATE

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
Phone: (512) 321-1180 Fax: (512) 321-4062
www.bowmanconsulting.com
TBE Firm No. F-14309 | TPLS Firm No. 101206-00

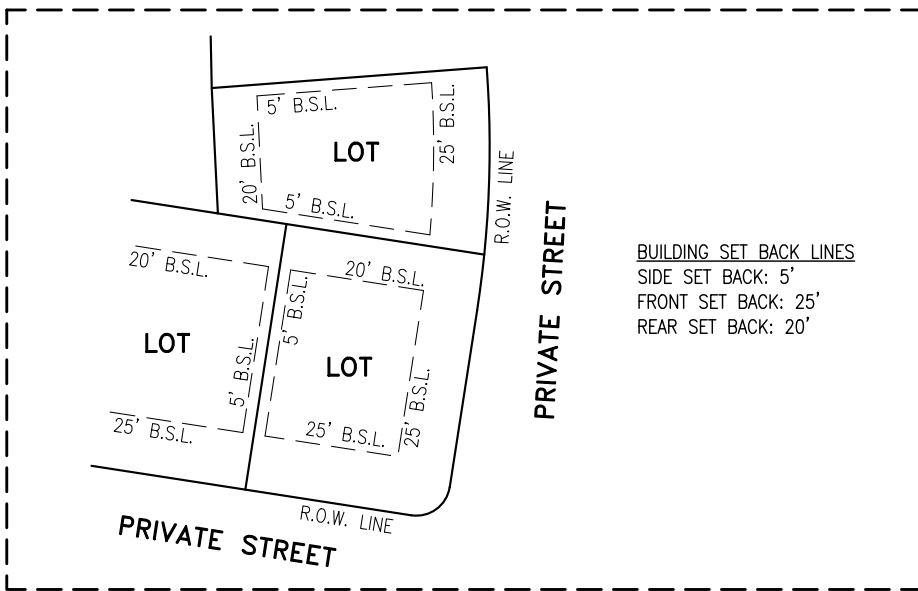
SUBDIVISION PLAT
JOHNSON RANCH
NORTH - UNIT 9
COMAL COUNTY, TEXAS

JOHNSON RANCH NORTH – UNIT 9
FOR REVIEW ONLY

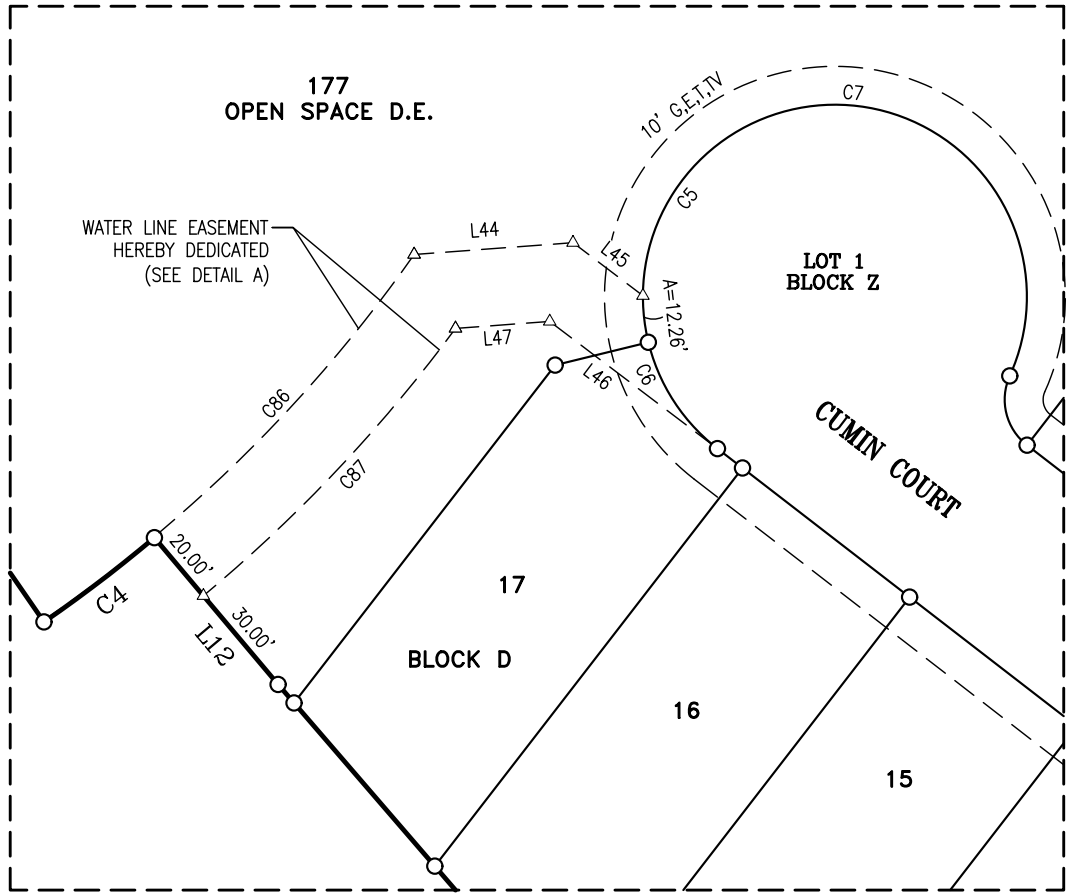
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 54°58'59" W	40.10'
L2	N 41°01'40" E	37.61'
L3	N 48°58'20" W	50.00'
L4	S 41°01'40" W	45.00'
L5	N 52°18'15" W	43.67'
L6	S 37°41'45" W	50.00'
L7	S 52°18'15" E	45.00'
L8	N 52°24'22" W	61.00'
L9	N 53°04'56" W	52.28'
L10	N 61°08'32" W	85.35'
L11	N 40°47'04" W	76.91'
L12	N 40°06'36" W	50.00'
L13	N 76°15'37" E	25.00'
L14	S 05°47'38" W	55.00'
L15	S 05°47'38" W	55.00'
L16	S 05°47'38" W	65.00'
L17	N 17°01'40" E	70.77'
L18	N 14°07'14" E	50.82'
L19	N 01°58'12" W	51.40'
L20	N 16°57'56" W	50.83'
L21	N 10°33'34" W	48.01'
L22	N 11°23'11" E	71.55'
L23	N 12°34'17" E	35.15'
L24	S 75°38'46" E	33.42'
L25	S 75°38'46" E	31.07'
L26	S 12°22'39" E	84.15'
L27	S 12°22'39" E	42.15'
L28	S 01°51'55" W	42.15'
L29	S 01°51'55" W	55.06'
L30	S 13°04'29" W	69.58'
L31	S 08°19'53" W	70.53'
L32	S 17°00'57" W	70.53'
L33	S 23°03'29" W	67.66'
L34	S 29°04'18" W	67.66'
L35	S 35°05'06" W	67.66'
L36	S 40°14'07" W	61.22'
L37	N 01°30'46" E	49.35'
L38	N 02°30'45" W	41.94'
L39	N 02°10'00" W	51.21'
L40	N 05°47'38" E	20.00'
L41	S 02°10'00" E	50.22'
L42	S 02°30'45" E	43.08'
L43	S 01°30'46" W	58.19'
L44	N 85°43'58" E	42.16'
L45	S 52°49'36" E	22.86'
L46	N 52°49'36" W	54.84'
L47	S 85°43'58" W	25.18'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	22.69'	S 84°21'42" W	20.59'
C2	15.00'	21.62'	S 11°01'05" E	19.79'
C3	325.00'	112.60'	S 20°20'33" W	112.04'
C4	375.00'	36.19'	S 52°39'15" W	36.17'
C5	50.00'	223.98'	N 76°01'27" E	78.45'
C6	50.00'	33.66'	N 33°01'20" W	33.02'
C7	50.00'	190.32'	S 84°41'36" E	94.53'
C8	15.00'	20.07'	S 13°58'32" E	18.61'
C9	475.00'	20.56'	N 39°47'16" E	20.56'
C10	15.00'	24.87'	N 08°56'46" W	22.12'
C11	175.00'	59.26'	N 66°08'32" W	58.98'
C12	175.00'	29.65'	N 61°17'42" W	29.62'
C13	175.00'	29.61'	N 70°59'48" W	29.58'
C14	275.00'	365.27'	N 37°47'32" W	339.00'
C15	275.00'	250.98'	N 49°41'54" W	242.36'
C16	275.00'	114.29'	N 11°38'48" W	113.47'
C17	13.00'	19.16'	N 41°58'24" W	17.48'
C18	15.00'	13.62'	S 69°47'01" W	13.16'
C19	50.00'	169.33'	N 39°12'22" W	99.25'
C20	50.00'	23.73'	S 57°22'19" W	23.51'
C21	50.00'	72.09'	N 67°43'28" W	66.01'
C22	50.00'	58.25'	N 06°57'20" E	55.01'
C23	50.00'	15.26'	N 49°04'20" E	15.20'
C24	15.00'	13.62'	N 31°48'14" E	13.16'
C25	15.00'	13.62'	N 20°12'59" W	13.16'
C26	50.00'	247.87'	S 84°12'22" E	61.54'
C27	50.00'	45.53'	N 20°08'09" W	43.98'
C28	50.00'	34.71'	N 25°50'29" E	34.02'
C29	50.00'	38.29'	N 67°40'04" E	37.36'
C30	50.00'	38.80'	S 68°09'52" E	37.83'
C31	50.00'	38.33'	S 23°58'33" E	37.40'
C32	50.00'	52.21'	S 27°53'57" W	49.87'
C33	15.00'	13.62'	S 31°48'14" W	13.16'
C34	15.00'	10.57'	S 37°37'40" W	10.35'
C35	15.00'	3.05'	S 11°37'04" W	3.04'
C36	15.00'	23.56'	S 39°12'22" E	21.21'
C37	13.00'	20.42'	N 50°47'38" E	18.38'
C38	15.00'	13.62'	N 20°12'59" W	13.16'
C39	15.00'	3.05'	N 00°01'49" W	3.04'
C40	15.00'	10.57'	N 26°02'25" W	10.35'
C41	50.00'	247.87'	S 84°12'22" E	61.54'
C42	50.00'	52.21'	N 16°18'42" W	49.87'
C43	50.00'	33.44'	N 32°45'55" E	32.82'

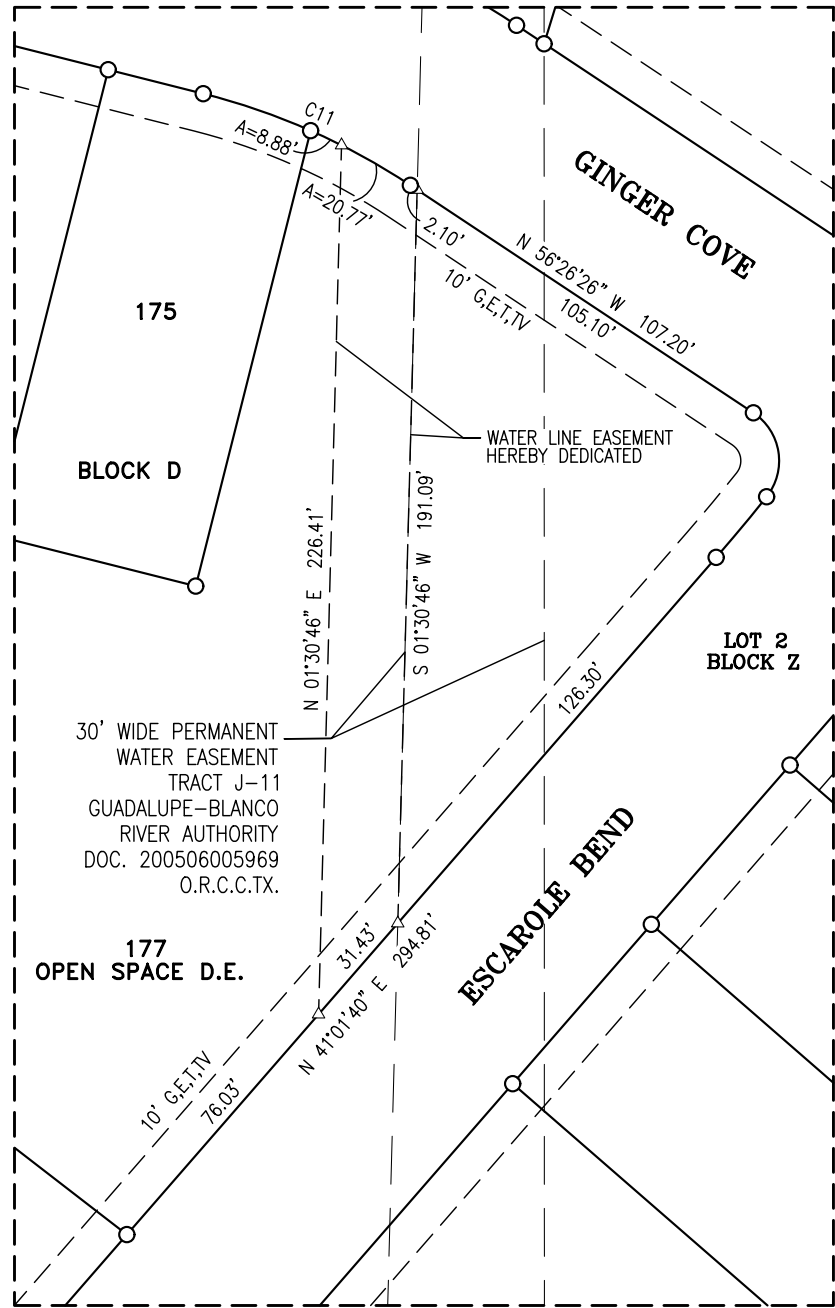
CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C44	50.00'	34.06'	N 71°26'32" E	33.40'
C45	50.00'	33.86'	S 69°38'39" E	33.21'
C46	50.00'	38.59'	S 28°08'12" E	37.64'
C47	50.00'	55.71'	S 25°53'34" W	52.87'
C48	15.00'	13.62'	S 31°48'14" W	13.16'
C49	15.00'	1.78'	S 54°24'29" W	1.78'
C50	15.00'	11.84'	S 28°23'53" W	11.53'
C51	225.00'	320.59'	S 35°01'30" E	294.15'
C52	225.00'	2.16'	S 05°31'08" W	2.16'
C53	225.00'	55.63'	S 01°50'22" E	55.49'
C54	225.00'	262.80'	S 42°23'00" E	248.11'
C55	225.00'	76.20'	S 66°08'32" E	75.83'
C56	15.00'	24.87'	N 76°03'55" E	22.12'
C57	475.00'	271.89'	N 12°10'22" E	268.19'
C58	475.00'	83.94'	N 23°30'30" E	83.83'
C59	475.00'	70.47'	N 14°11'43" E	70.41'
C60	475.00'	71.01'	N 05°39'45" E	70.94'
C61	475.00'	46.47'	N 01°25'21" W	46.45'
C62	15.00'	14.44'	N 31°47'54" W	13.89'
C63	50.00'	247.77'	N 82°35'24" E	61.62'
C64	50.00'	31.32'	N 41°25'27" W	30.81'
C65	50.00'	40.57'	N 00°13'54" W	39.47'
C66	50.00'	36.78'	N 44°05'06" E	35.95'
C67	50.00'	37.06'	N 86°23'18" E	36.21'
C68	50.00'	13.61'	S 64°35'01" E	13.56'
C69	50.00'	32.54'	S 38°08'36" E	31.97'
C70	50.00'	46.90'	S 07°22'33" W	45.20'
C71	50.00'	8.99'	S 39°24'03" W	8.98'
C72	15.00'	12.89'	S 19°55'37" W	12.50'
C73	525.00'	418.98'	S 18°09'54" W	407.95'
C74	525.00'	36.47'	S 02°42'27" E	36.46'
C75	525.00'	55.10'	S 02°17'21" W	55.08'
C76	525.00'	55.10'	S 08°18'09" W	55.08'
C77	525.00'	25.00'	S 12°40'25" W	25.00'
C78	525.00'	55.10'	S 17°02'41" W	55.08'
C79	525.00'	55.10'	S 23°03'29" W	55.08'
C80	525.00'	55.10'	S 29°04'18" W	55.08'
C81	525.00'	55.10'	S 35°05'06" W	55.08'
C82	525.00'	26.91'	S 39°33'35" W	26.90'
C83	225.00'	26.43'	S 72°28'43" E	26.42'
C84	225.00'	21.60'	S 66°21'48" E	21.59'
C85	225.00'	28.17'	S 60°01'37" E	28.15'
C86	375.00'	99.86'	N 42°15'38" E	99.57'
C87	395.00'	95.53'	S 42°57'40" W	95.30'



DETAIL C
TYPICAL BUILDING SET BACK LINES



DETAIL A
SCALE: 1" = 50'



DETAIL B
SCALE: 1" = 50'

SUBDIVISION PLAT
JOHNSON RANCH
NORTH – UNIT 9
COMAL COUNTY, TEXAS

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-4662 Fax: (512) 327-4662
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

Bowman
CONSULTING

FILE: P:\5522 - Johnson Ranch\5522-00-001 (SUR)\Survey\Plats\Johnson Ranch North\Unit 9\JR North Unit 9 plat.dwg			
DATE: 11-20-19	DRAWN BY: DJK	CREW: MK, CF	
SCALE: 1"=100'	CHECKED BY: JB	PB #:	
JOB #: 5522-02-029	DRAWING NORTH UNIT-9	PLAN #:	1222
NO.	REVISION	BY	DATE

PLOT DATE: Jan 09,2020--12:41pm

REVIEW MEMORANDUM

TO: Nicholas Kehl, P.E.
Bowman Consulting
1120 S. Capital of TX Hwy
Suite 220 Bldg. 3
Austin, TX 78746
nkehl@bowmanconsulting.com

FROM: Sam Edwards, PE
sedwards@halff.com

SUBJECT: Johnson Ranch North Unit 9
Final Plat / Construction Plan Review

DATE: February 5, 2020

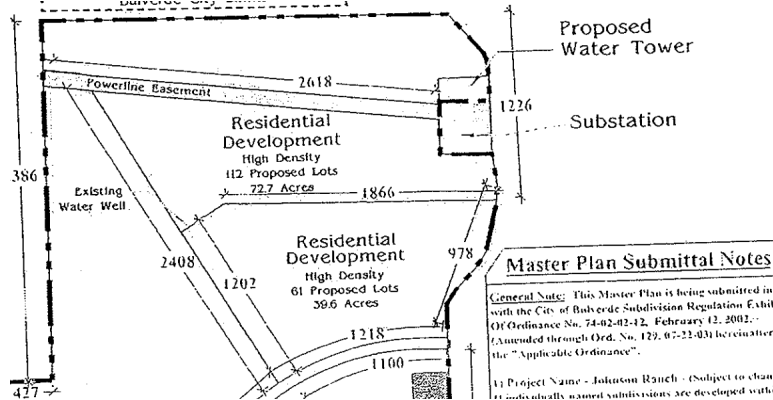
Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat for Johnson Ranch North, Unit 9, dated 11-20-19 and supporting documents, including Drainage Report dated 12-16-19, and construction plans. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012. The following items were reviewed, with specific items to be addressed by the applicant before resubmittal.

Plat Comments

1. Per the City's adopted Transportation Master Plan, Stahl Lane is classified as an arterial roadway (86' ROW). Additional ROW dedication is needed along the eastern property boundary.
2. Developer Agreement Exhibit 'C' – Unit 9 consists of 31.363 acres and 66 residential lots, averaging 1 lot per 20,700 square feet of gross land area. This exceeds the one residential lot per 30,000 square feet allowed. Please provide cumulative calculation of single family lots platted vs. total lots allowed per developer agreement section 3.02.

density of the Project at full build out does not exceed the requirements of
Section 3.02. With each final plat submittal, Developer shall provide a
cumulative calculation of single family lots platted versus the total single family
lots allowed based on the area of the residential development areas designated on
the Project Master Plan.

3. Unit 9 appears to vary from the Master plan acreage and lots.



4. 1.05(b) – Plat indicates only one (1) Block 'D' for all lots. Residential lots are separated by Open Space and as well as front various streets within Unit 9. Additional Blocks should be delegated within Unit 9.
5. 1.05(b) – Provide Bearing and Distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
6. 1.05(b) – Show City limits and limits of City's ETJ on Vicinity Map.
7. Lots 59-64 exceed the "Aspect Ratio" that lots be no greater than 3.5:1 unless approved by City Planning Director or City Engineer. Lot dimensions appear to be within acceptable intent of the Aspect Ratio, therefore no corrective action is recommended. – [No response required.](#)
8. Plat margins are incorrect. Left margin should be 2". Top, right and bottom should be ½"
9. Metes and bounds description of the subdivision property must be included in the plat.

Plat Supporting Documents:

1. 1.05(b) – Provide Approval Letters from TCEQ for Central Water Systems and Central Sewer Systems.
2. Correspondence from CPS (Elect & Gas) indicated the utility can serve the listed development. Provided letter indicates the utility has not yet received plans for review, nor has approved either the final plat or plans. Please provide approval documentation from CPS for the final plat and construction plans.
3. Correspondence from Johnson Ranch MUD (Water & Sewer) indicates that the MUD has adequate capacity to serve the referenced project. Provided letter does not serve as approval of the final plat or construction plans. Please provide approval documentation from the MUD for the final plat and construction plans.

4. TPDES permit - provide approved copies for City records.

Construction Plans & Drainage Report

1. Sheets 7-9 of 35 AND the Drainage Analysis Report – The drainage area delineated does not incorporate the entirety of Unit 9. A note on sheet 9 of 35 states “This Portion of Unit 9 is Served by Drainage Constructed for Unit 8”. Other areas to the North and West are within Unit 9 and not incorporated into any known drainage analysis. Provide drainage analysis for all areas within the Unit.
2. Provide Pre-Development runoff calculations. Plan sheet 8 of 35 gives a 100-year Pre-Development flow to Stahl Road, however no calculations are provided. No Pre-Development calculations are provided for Unit 9.
3. Sheet 7-9 of 35 – Drainage calculations provided are duplicated between sheets, other tables appear to have missing information. Provide correct tables with complete information.
4. Sheet 9 of 35 AND the Drainage Analysis Report – Drainage Area acreages shown in the Time of Concentration calculations do not match acreages shown on the Area Flow Calculations.
5. Drainage Analysis Report - No street capacity calculations were provided for Cumin Court
6. Drainage Analysis Report – “Inlet Report Summary” for the 5-year and 100-year storm – Flows shown for each inlet do not match the “Post Development Drainage Area Runoff Flows for Inlets” calculations provided.
7. Drainage Analysis Report – Provided storm sewer drainage calculations. Flow, Depth of Flow, Velocity, etc.
8. Drainage Analysis Report – Provide storm sewer discharge calculation onto Stahl Lane. Velocity, Energy Dissipation. Cannot concentrate discharge into street. Show how this discharge will not exceed pre-developed conditions.
9. Sheet 10 of 35 – Suggest adding Stabilized Construction Entrance along or near Cumin Court.
10. Sheet 12 of 35 – Minimum K-Value for sag curve is 35 for Urban Local, 2.04(e)
11. Sheet 20 of 35 – Provide Design and Drainage Calculations for Channel ‘C’
12. Wastewater and Water Plan Sheets – Notes indicate a 16-inch GBRA water line within a 30-foot easement. Sheets also indicate a water line paralleling the 16-inch but outside of the easement. Provide information on this existing water line, Ownership, Size, Material, Etc.

13. Sheet 22 of 35 – Notes indicate Proposed Wastewater and Water Crossing but do not identify Crossings with Existing Water Lines.
14. Sheet 27 of 35 – Identify Size, Material Type, etc of proposed and existing water lines.
15. Sheet 27 of 35 - Remove/Relocate Flush Valve and AARV from intersection of Escarole Bend and Ginger Cove.
16. Sheet 28 of 35 – Provide Signage (Street Names, STOP, Speed Limit) for Cumin Court if not already existing.



PLANNING & ZONING COMMISSION ITEM

VR-20-01

VARIANCE

QuikTrip

MEETING DATE: February 13, 2020

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by QuikTrip Corporation for a variance to Chapter 10, Section 4.07 [4.08], related to Riparian Buffers, and Chapter 17, Section 17.06.010, related to Tree Protection Measures, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.

OWNER:

Mandel Aaron Family Trust
11503 NW Military Highway
San Antonio, TX

APPLICANT:

QuikTrip Corporation
742 NW Loop 410, Suite 102
San Antonio, TX 78216

PROPERTY INFORMATION:

Address: Southwest corner of State Highway 46 and Stahl Lane
Legal Description: A-384 SUR-323 T MILLER, ACRES 9.7236
Owner: Mandel Aaron Family Trust
Existing Land Use: Undeveloped
Existing Zoning: C-2

SUMMARY:

QuikTrip Corporation (the applicant) intends to develop a 9.74-acre tract of land into a 4,993 square foot convenience store with retail motor fuel sales at the southwest corner of State Highway 46 and Stahl Lane, within the City Limits of the City of Bulverde.

The existing zoning in the property is C-2. However, an annexation agreement for the subject property vested the property into C-3 zoning. Therefore, the proposed use is permitted in the subject property.

The City of Bulverde has made known to the applicant the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

The applicant has decided to move forward with requesting a variance from two sections of the Code of Ordinances of the City of Bulverde, with the specific variance requested in **bold** font.

1. Chapter 10, Section 4.07 [4.08], Riparian Buffers, which requires the following: a riparian buffer of 60 feet on either side of the centerline of any watercourses within the city limits and the ETJ that drains greater than 25 acres is hereby established.
 - a. **The applicant is requesting permission to encroach by a total of 558 square feet into the Riparian Buffer.**
2. Chapter 17, Section 17.06.010, Tree Protection Measures, which requires the following: the planning and zoning commission shall review each permit 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.
 - a. **The applicant is requesting permission to remove two (2) majestic trees.**

The applicant has submitted statements of purpose for each variance request, which are attached to this staff report and provide more detail of their requests. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

ANALYSIS:

Section 4.07 [4.08], Riparian Buffers, of the City of Bulverde Code of Ordinances states:

- (a) *Purpose. The terms and provisions of this section are intended to accomplish the following public health and welfare purposes within the City limits and within watersheds within the ETJ:*
 - (i) *Reduce the potential for downstream flooding.*
 - (ii) *Reduce the need for manmade flood control measures and structures with new development.*
 - (iii) *Protect surface and groundwater quality by reducing erosion, sedimentation, and pollution.*
 - (iv) *Protect riparian areas within the City and its ETJ by securing their dedication as open space, such as greenways, parks, and wildlife habitats.*
 - (v) *Protect water-dependent aquatic and terrestrial wildlife corridors.*
 - (vi) *Protect and police wetlands and watersheds within the City and its ETJ.*
- (b) *Applicability. This Section 4.07 [4.08] applies within the city limits and to all watersheds within the ETJ.*
- (c) ***Riparian Buffer Conservation.***
 - (i) ***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.***
 - (ii) ***No disturbance shall be permitted within a riparian buffer established under subsection (i) above, with exception for the following construction activities:***
 - (1) ***Roadways, pedestrian facilities, or utility improvements when such roadway, pedestrian facilities, or utility improvements are necessary for a lawfully constructed improvement outside of such riparian buffer to exist and there is no practical alternative to construction within such riparian buffer.***

(2) Stormwater and drainage detention and retention facilities when such facilities are necessary for a lawfully constructed improvement outside of such riparian buffer area to exist and there is no practical alternative to construction within such riparian buffer.

(3) Construction allowed by this subsection (ii) within a riparian buffer must follow guidelines outlined within the Bulverde Storm Drainage Design Criteria Manual.

(iii) Notwithstanding subsection (ii) immediately above, a subdivider shall plat all riparian buffers within a subdivision as common area lots established as non buildable lots solely for the purpose of open space.

(iv) No protected, specimen, or majestic tree may be removed within a riparian buffer.

(d) Riparian Buffer Conservation Submittal. A stream network map shall be submitted upon submittal of a master development plan, preliminary plat, development plat, and final plat and shall include the following information:

1. Date of preparation, north arrow, scale, and vicinity map identifying adjacent streets, subdivisions, and other landmarks to pinpoint the location of the subdivision.

2. Boundary of proposed development.

3. Identification and delineation of watercourses draining 25 acres or more.

4. Identification and delineation of riparian buffers.

5. Identification, delineation, and total acreage of each drainage basin drained by a watercourse.

6. 5-foot contours.

[7.]g. Overall length of watercourses draining more than 25 acres within the subdivision.

[8.]h. Overall area of riparian buffers in acres.

(e) Definitions. In this Section 4.07 [4.08], the following terms have the meaning ascribed to them below:

RIPARIAN BUFFER - the area adjacent to a watercourse in which development is limited pursuant to Section 4.07(c) [4.08(c)], above.

WATERCOURSE - a channel in which water flows within a defined bed and banks, whether intermittently with some degree of regularity or continuously, such as a river, creek, stream, or wet-weather or seasonal creek.

(Ordinance 537 adopted 4/10/18)

Section 17.06.009, Tree Protection Measures, 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
Statements of Purpose
Site Plan Exhibits
Additional Exhibits



Application for Variance

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

Date: 2/6/20

Case No. _____

Applicant Information:

QuikTrip Corporation 469.766.8331 N/A
Name Phone Fax
742 NW Loop 410 Suite 102 San Antonio, TX 78216 jdudley@quiktrip.com
Address Email

Property Owner Information:

Mandel Aaron Family Trust 210.342.2255 N/A
Name Phone Fax
11503 NW Military Hwy marty@wenderrei.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: SWC of Hwy 46 & Stahl Rd.
Legal Description: Theodore Miller Survey No. 323, Abstract 384, Comal County, Texas
Zoning District Classification: C-3

Description of Request:

- Variance to Section 4.07 [4.08] Riparian Buffers of the City of Bulverde Code of Ordinances, which requires:
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.
- Variance to Section 17.06.010 Tree protection measures of the City of Bulverde Code of Ordinances, which requires:
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.
- 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.

Signature of Owner/Applicant 

Date

2/6/20

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.

Please see letter of intent.

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Please see letter of intent.

- 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.

Please see letter of intent.

- 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?

Please see letter of intent.

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

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

February 6, 2020

City of Bulverde
30360 Cougar Bend
Bulverde, TX 78163

RE: Owner Authorization for QuikTrip Corporation (the "Applicant") to file Application for Variance

Property: Approximately 9.7236 acres of land located at the southwest corner of Highway 46 and Stahl Lane, in the City of Bulverde, Comal County, Texas.

Legal Description: A-384 SUR-323 T Miller

On behalf of THE AARON MANDEL FAMILY TRUST-B FBO RENE LYNN WENDER, THE AARON MANDEL FAMILY TRUST-B FBO MARCIA JEAN MANDEL, THE AARON MANDEL FAMILY TRUST-B FBO WHITNEY AUSTIN ALLEN SCOTT, THE ROSE ELIZABETH MANDEL FAMILY TRUST-A FBO RENE LYNN WENDER, THE ROSE ELIZABETH MANDEL FAMILY TRUST-A FBO MARCIA JEAN MANDEL, THE ROSE ELIZABETH MANDEL FAMILY TRUST-A FBO WHITNEY AUSTIN ALLEN SCOTT, JAMES RITCHIE McCULLOCH, III, and MICHAEL VELASCO (each a "Tenant in Common" and collectively, the "Tenants in Common") (the Tenants in Common are collectively, the "Owner"), QuikTrip Corporation is hereby granted authorization to submit, at their sole cost and expense, an Application for Variance pertaining to Riparian Buffers [Section 4.07/4.08] and Tree Protection [Section 17.06.010] related to the above-referenced property.

OWNER:

TENANTS IN COMMON

By: _____


Charles Martin Wender, Manager

c/o Wender Real Estate, Inc.
11503 NW Military Hwy
San Antonio, TX 78231
Phone: 210-342-2255
Fax: 210-342-2829
Email: marty@wenderrei.com

Cc: QuikTrip Corporation

FIELD NOTES FOR A 9.74 ACRE TRACT OF LAND

A **9.74 acre** tract of land, situated in the City of Bulverde, out of the Theodore Miller Survey No. 323, Abstract 384, Comal County, Texas and being the remaining portion of a called 10.10 acre tract of land as described in Document No. 201506013452 of the Official Public Records of Comal County, Texas. Said **9.74 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found Texas Department of Transportation (T.X.D.O.T.) Right-of-Way (R.O.W.) Monument, Type III, for the south end of a cutback in the south right-of-way line of State Highway 46, a variable width right-of-way, as shown on the T.X.D.O.T. Right-of-Way Map, RCSJ. No. 0215-01-045, in the west right-of-way line of Stahl Lane, a called 80' right-of-way, as shown on Volume 11 Page 290 of the Map and Plat Records of Comal County, Texas, in the east line of said 10.10 acre tract, for the southeast corner of a called 0.3764 acre tract of land, Parcel 69, as described in Document No. 201806037370 of the Official Public Records of Comal County, Texas and for the northeast corner of the tract described herein;

THENCE: With the westerly right-of-way line of Stahl Lane and the east line of said 10.10 acre tract, the following four (4) courses:

1. **S 01° 15' 24" E**, a distance of **75.93 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature of the tract described herein,
2. With a curve to the right having a radius of **660.00 feet**, an arc length of **573.43 feet**, a delta angle of **049° 46' 49"** and a chord bears, **S 23° 38' 01" W**, a distance of **555.56 feet** to a found ½" iron rod for a point of tangency of the tract described herein,
3. **S 48° 31' 26" W**, a distance of **409.12 feet** to a found ½" iron rod for a point of curvature of the tract described herein, and
4. With a curve to the having a radius of **740.00 feet**, an arc length of **337.58 feet**, a delta angle of **026° 08' 16"** and a chord bears, **S 35° 27' 19" W**, a distance of **334.66 feet** to a found ½" iron rod at the intersection of the east right-of-way line of Stahl Lane, not in current use, and the west right-of-way line of said Stahl Lane, 80' right-of-way, for the south corner of said 10.10 acre tract and the tract described herein;

THENCE: With the easterly right-of-way of Stahl Lane and the westerly line of said 10.10 acre tract, the following six (6) courses:

1. **N 00° 12' 22" W**, a distance of **186.77 feet** to a found ½" iron rod for an angle of the tract described herein,
2. **N 21° 25' 05" E**, a distance of **255.90 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
3. **N 17° 40' 11" E**, a distance of **146.61 feet** to a found ½" iron rod for an angle of the tract described herein,
4. **N 03° 27' 38" E**, a distance of **250.38 feet** to a found 5" cedar post for an angle of the tract described herein,
5. **N 00° 27' 47" E**, a distance of **156.00 feet** to a found 5" cedar post for an angle of the tract described herein, and
6. **N 06° 50' 22" W**, a distance of **168.18 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the south end of a cutback with the east right-of-way line of Stahl Lane, not in current use, the south right-of-way line of State Highway 46 and for the most westerly northwest corner of the tract described herein;

THENCE: **N 32° 07' 27" E**, with said cutback as shown on said T.X.D.O.T. Right-of-Way Map, RCSJ. No. 0215-01-045, a distance of **75.90 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the south right-of-way line of State Highway 46, for the most northerly northwest corner of said 10.10 acre tract and the tract described herein;

THENCE: N 88° 47' 27" E, with the south right-of-way line of State Highway 46 and the north line of said 10.10 acre tract, a distance of **80.72 feet** to a found T.X.D.O.T. R.O.W. Monument, Type III, for the west corner of said 0.3764 acre tract and an angle of the tract described herein;

THENCE: With the south right-of-way line of State Highway 46 and the south line of said 0.3764 acre tract, the following three (3) courses:

1. **S 81° 30' 23" E**, a distance of **296.19 feet** to a found T.X.D.O.T. R.O.W. Monument, Type III for an angle of the tract described herein,
2. **N 88° 46' 29" E**, a distance of **138.27 feet** to a found T.X.D.O.T. R.O.W. Monument, Type III for an angle of the tract described herein, and
3. **S 46° 13' 31" E**, a distance of **49.64 feet** to the **POINT OF BEGINNING** and containing **9.74 acres** of land situated in the City of Bulverde, Comal County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed the week of September 3, 2019.

Job # 19-4089 QT 4028 – 9.74 Acres

Date: September 18, 2019



QT Variance Request

Statement of Purpose

Purpose: The purpose of this submittal is to allow for the development of a 9.74-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel sales. The property is in zoned C-2 but is vested to C-3 uses by the annexation agreement. The provisions as set forth in the City of Bulverde's Zoning Ordinance shall govern this tract of land.

Proposed Use: QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is allowed by right in C-3 zoning.

Our development will provide a family oriented, clean and modern facility for the citizens of Bulverde. We provide many of the items you will find in your larger grocery stores, with very similar pricing. We are also making great strides in the food industry with our addition of our new kitchen. QuikTrip takes great pride in our employees and our stores. We build our facilities to last fifty years and we put in the time and care to ensure that they do. We have an in-house Facility Support team that maintains our stores daily. They are called on to maintain everything

from landscaping, coffee/cappuccino machines, coffee bar, tea bar, paving, and all other aesthetic and mechanical features of the store.

QuikTrip Corporation is respectfully requesting a variance to allow an encroachment in the Riparian Buffer required in Ordinance 537 Section 4.07, 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.

- 1.) QuikTrip has a non-self-imposed hardship based on the unique characteristics of the site. There is a pinch point due to the existing Majestic trees, Riparian Buffer, Scenic Corridor and Wetlands. We're requesting the variance because if not granted all four of the majestic trees will need to be removed because we will have to shift the site to the west. We would also lose the ability to develop a second commercial pad on the Hwy 46 frontage. Visibility would also be compromised because the site would be pushed off the intersection. Moving the site closer to the peak of Hwy 46 would affect the TXDOT driveway location and would drastically conflict with the site plan. Instead of large trucks being able to turn into the property unimpeded as shown on the provided site plan, we would have to split the canopy and they would be turn into the site directly between the gasoline canopies into the front of the store. This is problematic as the front of the store is the busiest. We would have very serious safety concerns with pedestrian/vehicular conflicts.
- 2.) If a variance is not granted the entire 9.74 acres is for all intents and purposes condemned. There would be no access to the entire development on Hwy 46, visibility would be drastically compromised, and the buildable area would be inadequate.

- 3.) As stated by our Engineering Professional Joshua Valenta, P.E., there will be no adverse impact to the Riparian Buffer and the site will be designed in a way as to not negatively affect any other property upstream or downstream from the development (Drainage letter provided with submittal package). Also, as stated by our Environmental Professional Aaron Brewer, P.G. there is no wildlife affected by the minor encroachment and no adverse impact with QT encroaching into Riparian Buffer (Environmental letter provided with submittal package).
- 4.) There will be no affect to other properties within the City of Bulverde. Our site is unique in that there are several constraints for such a small property. The ordinances we are requesting a variance for is intended to be applied to large scale developments and any denial would result is the property being undevelopable.

In summation, the fact that no drainage or wildlife is impacted shows that we meet the spirit of the intent or the ordinance. Our property consists of 424,274 square feet. The encroachment makes up only 558 square feet or .13% of the total site.

I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



JD Dudley | Real Estate Project Manager II – ASA

742 NW Loop 410 Suite 102 | San Antonio, TX 78216

O: 210.332.4036 | C: 469.766.8331





February 6, 2020

City of Bulverde
Development Services Department
30360 Cougar Bend
Bulverde, TX 78163-4569

**Re: QuikTrip Store #4028
9.74 Acres in SWC of SH 46 and Stahl Lane
Bulverde, Texas**

Apex Project Number 725030951065

Apex Companies, LLC (Apex) has prepared this letter on behalf of QuikTrip Corporation (QuikTrip) to provide our biological opinion about the proposed development of QuikTrip store number 4028 and compliance with City of Bulverde Ordinance Number 537, Section 4.07; Riparian Buffers. The proposed location for QuikTrip 4028 is at a 9.74-acre parcel in the southwest corner of State Highway (SH) 46 and Stahl Lane in Bulverde, Texas (Site).

Definition and Extent of Riparian Buffer

Apex professional geoscientist, Aaron Brewer, visited the Site on October 11, 2019 and November 1, 2019. Aquatic features were observed and classified at the Site including an intermittent stream that extends from the culverts under Stahl Lane northwesterly approximately 123 feet into the Site where it terminates at a small pond and wetland area. The stream segment was observed to contain a channel, stream bed, and stream bank. Areas upslope of the stream, extending northwesterly through a broad swale contained some wetland and non-wetland areas, but no bed and bank was observed outside of the intermittent stream through to the culvert at SH 46 or off-Site to the north of SH 46 as viewed from the highway.

In our reading of City of Bulverde Ordinance 537, Section 4.07, riparian buffers are defined by the area within 60 feet on either side of the centerline of a watercourse, and a watercourse is defined as a channel in which water flows within a defined bed and bank. The definition of watercourse does not contain references to wetlands that do not contain a channel, bed, and bank. Therefore, the extent of riparian buffer at the Site appears to be limited to the 60 feet from centerline on either side of the intermittent stream that exists on approximately 123 linear feet terminating at the boundary near the culverts under Stahl Drive and would not extend north of the terminus of the channel containing the intermittent stream.

Biological Impacts

The City of Bulverde Ordinance 537, Section 4.07, states the purpose of the ordinance, which includes three elements quoted below and followed by our biological opinion of the impact of the proposed development on these elements:

1. **"Protect riparian areas within the City and its ETJ by securing their dedication as open spaces, such as greenways, parks, and wildlife habitats."**

Apex reviewed a Conceptual Development Plan (CDP) for the proposed QuikTrip 4028 dated August 1, 2019, which is included as **Attachment 1**. Based on our reading of the City of Bulverde Ordinance 537, Section 4.07, the CDP overrepresents the extent of riparian habitat, which should be reduced to the area along the first 123 feet of centerline measured from the boundary along Stahl Lane as discussed above. The remaining riparian buffer area within the Site is within a proposed dedicated easement, which according to the civil engineer, Matkin Hoover Engineering & Surveying, would be identified on the proposed re-plat. It is our understanding that the portion of the riparian buffer not impacted by the proposed development would be preserved within the riparian habitat dedicated easement. The portion of preserved riparian habitat contains wildlife habitat associated with the stream and adjoining habitats. The impacts to riparian habitat appear to be limited to those necessary to construct a driveway for access to Stall Lane and portions of select parking spaces.

2. **"Protect water-dependent aquatic and terrestrial wildlife corridors."**

The stream segment and associated riparian habitat at the property is isolated from adjacent downstream riparian habitat by metal culverts under Stahl Lane and limited by an absence of riparian buffer up-slope toward SH 46. As such, the riparian buffer terminates at its headwaters, it has limited extent, geographic isolation, and biological isolation and is not a significant wildlife corridor. The conditions observed at the headwaters and within the on-Site stream channel also indicate that the stream bed would frequently be dry and not a significant habitat for water-dependent aquatic organisms.

3. **"Protect and police wetlands and watersheds within the City and its ETJ."**

Impacts to waters of the U.S., if any, will be permitted in compliance with Section 404 of the Clean Water Act as administered by the U.S. Corps of Engineers. The project has been designed to minimize impacts to riparian buffer areas by minimizing direct impacts to stream and adjacent riparian areas and construction of retaining walls to further reduce the impact to riparian buffer areas.

If you have any questions or require additional information, please contact me at 512-250-2600 x2116.

Sincerely,



Aaron Brewer, P.G.
Branch Manager

Attachments



2-6-20





QT Variance Request

Statement of Purpose

Purpose: The purpose of this submittal is to allow for the development of a 9.74-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel sales. The property is in zoned C-2 but is vested to C-3 uses by the annexation agreement. The provisions as set forth in the City of Bulverde's Zoning Ordinance shall govern this tract of land.

Proposed Use: QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is allowed by right in C-3 zoning.

Our development will provide a family oriented, clean and modern facility for the citizens of Bulverde. We provide many of the items you will find in your larger grocery stores, with very similar pricing. We are also making great strides in the food industry with our addition of our new kitchen. QuikTrip takes great pride in our employees and our stores. We build our facilities to last fifty years and we put in the time and care to ensure that they do. We have an in-house Facility Support team that maintains our stores daily. They are called on to maintain everything

from landscaping, coffee/cappuccino machines, coffee bar, tea bar, paving, and all other aesthetic and mechanical features of the store.

QuikTrip Corporation is respectfully requesting a variance to Section 17.03.010 Tree Protection Measures, for the removal of two Majestic Trees.

- 1.) QuikTrip has a non-self-imposed hardship based on the unique characteristics of the site. Due to the grades, it is unsafe to have an access driveway close to the abandoned Stahl Lane. The road was abandoned due to T-bone collisions. The collisions were caused by vehicles traveling eastbound on Hwy 46 peaking over the top of the road not having adequate line of sight causing them to collide with vehicles trying to make a right out on Hwy 46. This was brought to our attention in the scoping meeting with TXDOT. They are granting us one drive to serve the entire development, but the drive cannot shift any close to the intersection due to the TXDOT storm improvements, so they will only allow the drive in the middle of the property as shown.
- 2.) Due to the location of the drive, the entrance is in direct conflict with two Majestic trees. With the large gasoline tankers, deliver and trash trucks it is imperative for proper lot circulation that trucks be able to enter the site unimpeded. We do not have any parking adjacent to the drive aisle, so that trucks pulling in don't have to wait for vehicles to back out of their parking spots. This is crucial because they could potentially back up onto Hwy 46. We also need adequate space for emergency vehicles to navigate around the building and gasoline canopy while there are other vehicles and pedestrians on the lot. Also, in order to keep the access drive at a safe slope to match the proposed TXDOT road improvements, we will have to fill in that in that area. The amount of

undercut and pavement subgrade is close to 5'. This will undermine the root ball of the trees and there is no way they will survive.

3.) Not removing the trees will pose several life safety issues. The first being that the grading and concrete will undermine the root ball. This could cause large portions of the tree to decay and fall possibly landing on a person or vehicle. The trees would also be so close to the curb line that any vehicle that overhangs the curb or accidentally drives on top will strike the trees.

4.) There will be no affect. The larger of the two trees (45' Live Oak) was inspected by Davey and showed significant signs of branch die back and decay pockets as shown in the presentation. It also has minimum foliage at the top of the tree. Removing and mitigating the Majestic trees will be the safest option for our customers.

In summation, there are currently 2,085 caliper inches of Protected, Specimen and Majestic Trees on the entire site. After mitigation we retain 91% of the existing tree caliper.

Protected:

Total Inches 1,813

Total Diseased 0

Total Variance (if Approved) 0

Removed 402 22%

Mitigation 1:1 402

TOTAL Preserved 1,411

78%

Specimen:

Total Inches 113

Total Diseased 0

Total Variance (if Approved) 0

Removed 27 24%

Mitigation 1:1 27

TOTAL Preserved 86

76%

Majestic:

Total Inches 159

Total Diseased 45

Total Variance (if Approved) 38

Removed 83 52%

Mitigation 3:1 0

TOTAL Preserved 76

48%

Total Inches 2,085

Total Diseased 45 2%

Total Removed 467 22%

Total Preserved 1,573

75%

Total Mitigation 429

Fee In Lieu Trees 107.25

Total Mitigation After Fee in Lieu 321.75

Total after Mitigation 1,895

91% Preserved

I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



JD Dudley | Real Estate Project Manager II – ASA
742 NW Loop 410 Suite 102 | San Antonio, TX 78216
O: 210.332.4036 | C: 469.766.8331













Protected

Total Inches	1,813	
Total Diseased	0	
Total Variance (if Approved)	0	
Removed	402	22%
Mitigation 1:1	402	
TOTAL Preserved	1,411	78%

Specimen

Total Inches	113	
Total Diseased	0	
Total Variance (if Approved)	0	
Removed	27	24%
Mitigation 1:1	27	
TOTAL Preserved	86	76%

Majestic

Total Inches	159	
Total Diseased	45	
Total Variance (if Approved)	38	
Removed	83	52%
Mitigation 3:1	0	
TOTAL Preserved	76	48%

Total Inches	2,085	
Total Diseased	45	2%
Total Removed	467	22%
Total Preserved	1,573	75%
Total Mitigation	429	
Fee In Lieu Trees	107.25	
Total Mitigation After Fee in Lieu	321.75	
Total after Mitigation	1,895	91%

February 4, 2020

City of Bulverde
Development Services Department
30360 Cougar Bend
Bulverde, TX 78163-4569

**Re: QuikTrip Store #4028
Storm Water Management Plan**

Our office has been contracted by QuikTrip Inc. to determine whether the above referenced project meets those requirements set forth in the City of Bulverde's Code of Ordinances (C.o.B.C.O.).

This developer intends to show within the design and construction of this site that the impact to the current stormwater infrastructure and conveyance due to the proposed development will not result in an increase to the 5-year, 25-year, and the 100-year peak stormwater runoff discharge rates. Current upstream (off-site) storm water conveyance is being generated by a 176-acre watershed that produces approximately 1,200 cu-ft/sec (CFS) (100-year storm frequency event) of storm water run-off. The property receives this run-off via one 6' x 5.5' box culvert under State Highway 46, crossing through a defined drainage low, and leaving the property through 6 – 42" diameter corrugated metal pipe culvert (positioned under Stahl Lane). The design of the site's drainage system will consider this off-site conveyance and provide a route that will allow for the design storm to pass through the site without adversely impacting existing drainage infrastructure. Allowances for mimicking the riparian buffer hydrology characteristics will be considered during the design of this drainage bypass (guidance per C.o.B.C.O. Section 4.07 [4.08] "Riparian Buffers")

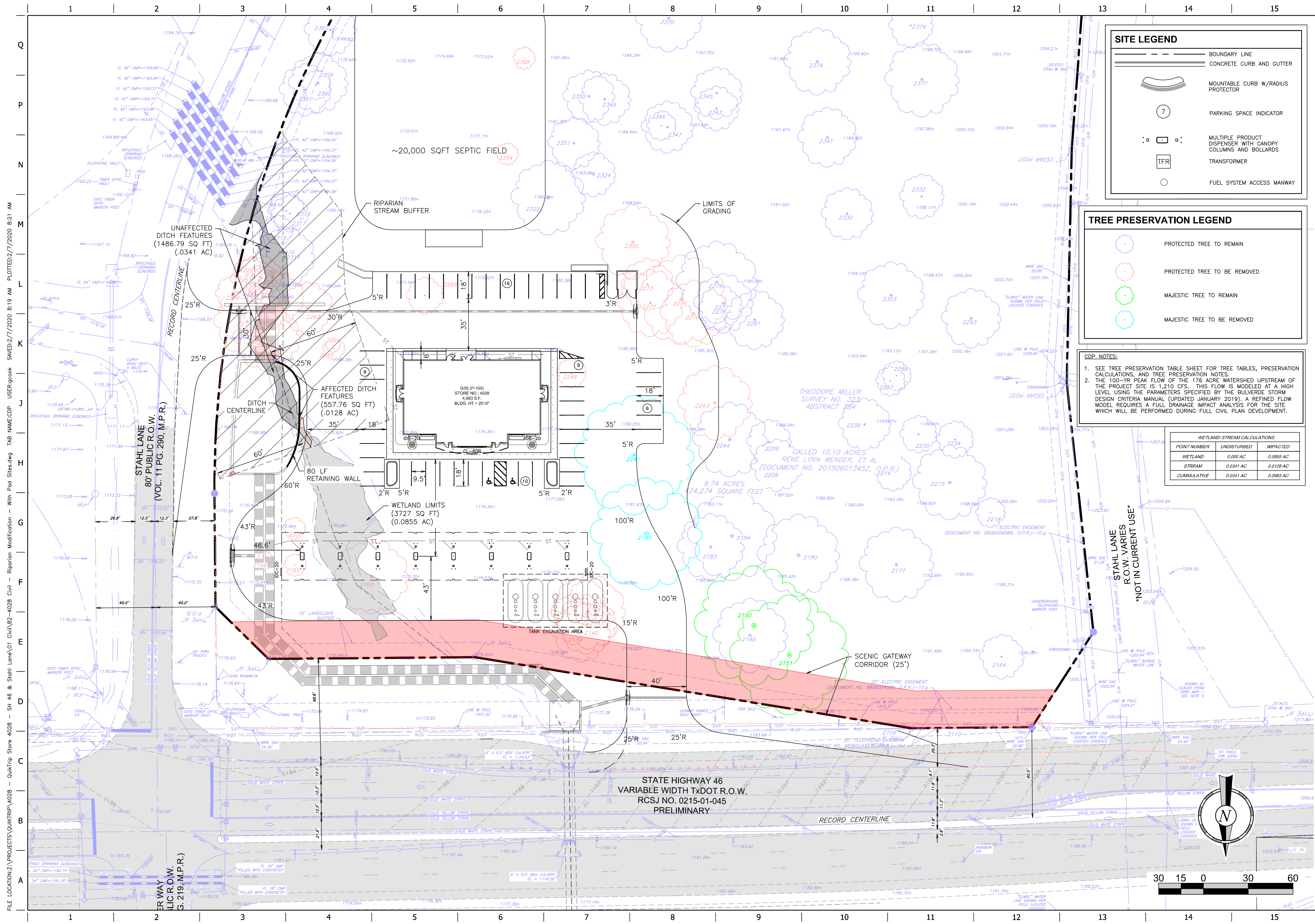
It is the intention of this developer to adhere to and use the Bulverde Code of Ordinances and Storm Drainage Design Criteria Manual to mitigate and convey the off-site and on-site storm water runoff so as to produce no adverse impact to onsite or downstream properties, habitable structures, or drainage infrastructure systems.

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

Sincerely,
Matkin Hoover Engineering & Surveying
TBPE Firm Registration No. F-4512



Joshua Valenta, P.E.
Vice President



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

TREE PRESERVATION LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- MAJESTIC TREE TO REMAIN
- MAJESTIC TREE TO BE REMOVED

CDP NOTES:

- SEE TREE PRESERVATION TABLE SHEET FOR TREE TABLES, PRESERVATION CALCULATIONS, AND TREE PRESERVATION NOTES.
- THE 100-YR PEAK FLOW OF THE 176 ACRE WATERSHED UPSTREAM OF THE PROJECT SITE IS 1,210 CFS. THIS FLOW IS MODELED AT A HIGH LEVEL USING THE PARAMETERS SPECIFIED BY THE BULVERDE STORM DESIGN CRITERIA MANUAL (UPDATED JANUARY 2019). A REFINED FLOW MODEL REQUIRES A FULL DRAINAGE IMPACT ANALYSIS FOR THE SITE WHICH WILL BE PERFORMED DURING FULL CIVIL PLAN DEVELOPMENT.

WETLAND/STREAM CALCULATIONS		
POINT NUMBER	UNDISTURBED	IMPACTED
WETLAND	0.000 AC	0.0855 AC
STREAM	0.0341 AC	0.0128 AC
CUMULATIVE	0.0341 AC	0.0983 AC

PROJECT NO.: 4028.01

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QuikTrip No. 4028
HWY. 46 & STAHL LANE
BULVERDE, TEXAS

QT

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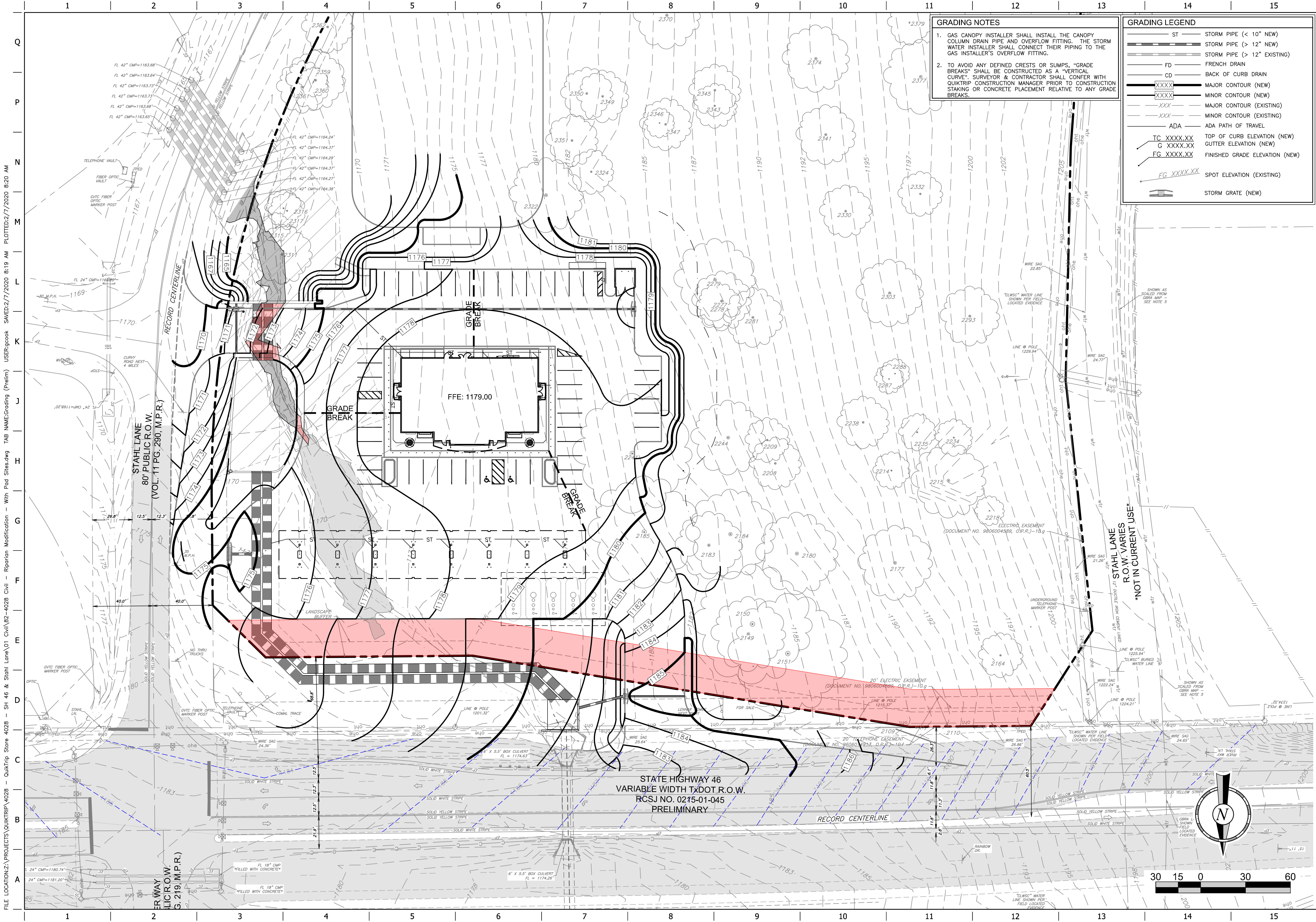
PROTOTYPE: P-99 (08/01/19)
DIVISION:
VERSION: 001
DESIGNED BY: JJV
DRAWN BY:
REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:
CONCEPTUAL
DEVELOPMENT PLAN

SHEET NUMBER:
C100

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Store 4028 - SH 46 & Stahl Lane\01 Civil\02-4028 Civil - Riparian Modification - With Pod Sites.dwg TAB NAME: CDP USER: gcook SAVED: 2/7/2020 8:19 AM PLOTTED: 2/7/2020 8:21 AM



FILE LOCATION:Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Store 4028 - SH 46 & Stahl Lane\01 Civil\32-4028 Civil - Riparian Modification - With Pod Sites.dwg USER:gcbook TAB NAME:Tree Preservation Tables PLOTTED:2/4/2020 9:02 PM SAVED:2/4/2020 5:26 PM

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
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P																P
N																N
M																M
L																L
K																K
J																J
H																H
G																G
F																F
E																E
D																D
C																C
B																B
A																A
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

TREE MITIGATION CALCULATIONS (BULVERDE)

1. ALL BELOW VALUES ARE IN INCHES UNLESS OTHERWISE NOTED

2. ALL TREES LISTED BELOW FALL UNDER THE DESIGNATION OF PROTECTED OR MAJESTIC TREES PER THE CITY OF SAN ANTONIO TREE ORDINANCE – 17.06.008

3. MITIGATION THRESHOLDS ARE AS FOLLOWS:

TOTAL TREE REMOVAL FROM SITE – 60%

MAXIMUM REPLACEMENT TREES OF SAME SPECIES – 35%

PROTECTED TREES (1:1 MITIGATION)

PRESERVED TREES: 1438 INCHES

REMOVED TREES: 402 INCHES

REQUIRED MITIGATION: 402 INCHES

MITIGATION PROVIDED: 402 INCHES

SPECIMEN TREES (1:1 MITIGATION)

REMOVED: 27 INCHES

PRESERVED: 86 INCHES

REQUIRED MITIGATION: 27 INCHES

MITIGATION PROVIDED: 27 INCHES

MAJESTIC TREES (3:1 MITIGATION)

REMOVED: 83 INCHES

PRESERVED: 76 INCHES

REQUIRED MITIGATION: 249 INCHES

MITIGATION PROVIDED: 0 INCHES

TOTAL REQUIRED MITIGATION: 678 INCHES

TOTAL REQUIRED MITIGATION (SANS MAJESTIC): 429 INCHES

4. AT THE TIME OF THIS PLAN PRODUCTION, A VARIANCE REQUESTING WAVING THE TREE PRESERVATION REQUIREMENTS OF MAJESTIC TREES HAS BEEN FILED WITH THE CITY OF BULVERDE.

5. 321.75 INCHES OF PROTECTED AND SPECIMEN TREE MITIGATION SHALL BE PROVIDED VIA LANDSCAPE.

6. IN LIEU OF REPLANTING 107.25 INCHES (25% OF THE REQUIRED PROTECTED AND SPECIMEN TREE MITIGATION), A \$21,450 PAYMENT (107.25 INCHES X \$200) MAY BE SERVICED TO THE TREE MITIGATION FUND

TREE PRESERVATION NOTES (BULVERDE)

1. PRIOR TO CONSTRUCTION OR LAND DEVELOPMENT, FOUR-FOOT-HIGH (4') PLASTIC (OR EQUIVALENT) SAFETY FENCING SHALL BE INSTALLED AROUND THE DRIP LINE OF PROTECTED, SPECIMEN, MAJESTIC, HISTORIC, AND REPLACEMENT TREES.

2. THE CLEANING OF EQUIPMENT OR MATERIALS OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR IS PROHIBITED UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, MAJESTIC, HISTORIC, OR REPLACEMENT TREE OR GROUP THEREOF.

3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.

4. WITH GRADE CHANGES OF SIX INCHES (6") OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS, OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE. NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.

5. UNLESS OTHERWISE APPROVED BY THE CITY, NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITY SHALL OCCUR UNDER THE DRIP LINE OF ANY PROTECTED, SPECIMEN, MAJESTIC, HISTORIC TREE, OR REPLACEMENT TREE OR GROUP THEREOF. FURTHERMORE, IF A FOUNDATION, STREET OR ALLEY PAVEMENT, UTILITY LINE, ON-SITE SEWERAGE FACILITY, POOL, TENNIS COURT, PATIO, SIDEWALK, DRIVE, OR PARKING LOT MUST BE CONSTRUCTED WITHIN THE DRIP LINE OF SAID TREES, IT SHALL BE CONSTRUCTED, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST, NO CLOSER THAN FIVE FEET (5') FROM THE TRUNK OF SUCH TREES PROVIDED FURTHER THAT THE PORTION OF ANY DRIVEWAY OR PARKING LOT CONSTRUCTED WITHIN THE DRIP LINE OF ANY PROTECTED, SPECIMEN, MAJESTIC, HISTORIC, OR REPLACEMENT TREE OR GROUP THEREOF SHALL BE CONSTRUCTED OF PERVIOUS MATERIALS, SUCH AS PERVIOUS PAVESTONE OR ECCRETE, APPROVED BY THE DIRECTOR.

6. ANY TREES REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION, OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFF SITE.

7. THE LOCATION OF ALL PROPOSED BUILDINGS AND IMPROVEMENTS SHALL BE ORIENTED TO ALLOW FOR THE MAXIMUM PRESERVATION OF PROTECTED, SPECIMEN, MAJESTIC AND HISTORIC TREES.

8. SITE PLANS SHALL, TO THE EXTENT PRACTICABLE, ACCOMMODATE EXISTING TREES BY PROVIDING ISLANDS IN PARKING LOTS AND GRADING AND LANDSCAPING SURROUNDING STRUCTURES.

SPECIMEN TREE TABLE

POINT NUMBER	SPECIES	TRUNK DIA (IN)
2177	LIVE OAK	25
2272	LIVE OAK	27
2184	LIVE OAK	31
2474	LIVE OAK	30

TREE TABLE NOTES:

ALL TREES LISTED ABOVE FALL UNDER THE DESIGNATION OF SPECIMEN TREES PER THE CITY OF BULVERDE TREE ORDINANCE – SEC. 17.06.008

1. TREES TO BE REMOVED ARE SHOWN HATCHED IN THE TREE LIST.

MAJESTIC TREE TABLE

POINT NUMBER	SPECIES	TRUNK DIA (IN)
2150	LIVE OAK	38
2151	LIVE OAK	38
2185	LIVE OAK	38
2241	LIVE OAK	45

TREE TABLE NOTES:

ALL TREES LISTED ABOVE FALL UNDER THE DESIGNATION OF MAJESTIC TREES PER THE CITY OF BULVERDE TREE ORDINANCE – SEC. 17.06.008

1. TREES TO BE REMOVED ARE SHOWN HATCHED IN THE TREE LIST.

PROTECTED TREE TABLE

POINT NUMBER	SPECIES	TRUNK DIA (IN)
2109	LIVE OAK	11.5
2110	LIVE OAK	8.5
2139	LIVE OAK	17
2140	LIVE OAK	15
2141	LIVE OAK	8
2142	LIVE OAK	17
2143	LIVE OAK	8.5
2144	LIVE OAK	10.5
2145	LIVE OAK	10.5
2149	LIVE OAK	22
2164	LIVE OAK	12
2180	LIVE OAK	21
2183	LIVE OAK	19.5
2193	LIVE OAK	21
2195	AMERICAN ELM	7
2196	AMERICAN ELM	7
2200	LIVE OAK	8
2208	LIVE OAK	18
2209	LIVE OAK	16
2214	LIVE OAK	11
2215	LIVE OAK	24
2218	LIVE OAK	14
2234	LIVE OAK	12.5
2235	LIVE OAK	16.5
2238	LIVE OAK	18
2243	LIVE OAK	22
2244	LIVE OAK	21
2246	LIVE OAK	8.5
2254	LIVE OAK	21
2255	LIVE OAK	18
2256	LIVE OAK	18
2257	AMERICAN ELM	17
2258	AMERICAN ELM	10
2259	AMERICAN ELM	7
2260	AMERICAN ELM	18
2261	AMERICAN ELM	9
2262	LIVE OAK	12.5
2263	LIVE OAK	14
2284	LIVE OAK	6
2285	LIVE OAK	8
2268	LIVE OAK	12.5
2273	LIVE OAK	14.5
2275	LIVE OAK	24
2276	LIVE OAK	21
2277	LIVE OAK	16
2278	LIVE OAK	14
2279	LIVE OAK	22
2281	LIVE OAK	18
2287	LIVE OAK	10
2288	LIVE OAK	12
2293	LIVE OAK	16.5
2303	LIVE OAK	16
2305	LIVE OAK	12
2311	LIVE OAK	14.5
2315	AMERICAN ELM	12
2316	LIVE OAK	13
2317	LIVE OAK	11

TREE TABLE NOTES:

ALL TREES LISTED ABOVE FALL UNDER THE DESIGNATION OF PROTECTED TREES PER THE CITY OF BULVERDE TREE ORDINANCE – SEC. 17.06.008

1. TREES TO BE REMOVED ARE SHOWN HATCHED IN THE TREE LIST.

PROJECT NO.:4028.01

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QuikTrip No. 4028

HWY. 46 & STAHL LANE
BULVERDE, TEXAS



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PROTOTYPE: P-99 (08/01/19)

DIVISION:

VERSION: 001

DESIGNED BY: JJV

DRAWN BY:

REVIEWED BY: JJV

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

TREE PRESERVATION
TABLES

SHEET NUMBER:

C032