



**NOTICE OF MEETING**  
**PLANNING AND ZONING COMMISSION**  
**6:30 P.M. – March 12, 2020**

---

30360 Cougar Bend, Bulverde, TX 78163

---

**MEETING AGENDA**

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

**2) APPROVAL OF MINUTES**

- a. February 13, 2020 Planning and Zoning Commission meeting.

**3) REGULAR AGENDA ITEMS**

- A. PC-19-02 (Final Plat): Consider a Final Plat (Revision) for Park Village, Unit 5, generally located east of Blanco Road approximately ½ mile south of State Highway 46.
- B. VR-20-02 (Variance): Consider a request by 4D Signworx, on behalf of Texas State Optical, for a variance to Section 3.08.102(a)(2) of the City of Bulverde Code of Ordinances, at 322 Singing Oaks, Suite 103.

**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 March 6, 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](http://www.bulverdetx.gov)

City of Bulverde Planning & Zoning Commission Minutes  
Regular Commission Meeting: February 13, 2020

Meeting Duration: 6:00 p.m. to 7:33 p.m.

### **CALL TO ORDER**

**Commission Members Present:** Mike Romans (Chairman), Jim Binkley, Tom Hackleman (Vice-Chairman), Ashley Orndorff (Alternate), Rhianna Stewart (arrived at 6:24 p.m.)

**Commission Members Absent:** Larry Sunn, Dickie Lubel, Lindy Sisk

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

### **Approval of Minutes**

- a. **Commissioner Binkley made a motion, seconded by Commissioner Hackleman to approve the minutes of the January 16, 2020 meeting. Motion passed unanimously.**

### **EXECUTIVE SESSION**

None

### **REGULAR AGENDA ITEMS**

**Commissioner Romans made a motion, seconded by Commissioner Binkley, to move up item C. Commissioner Hackleman recused himself from Item C. Motion passed unanimously.**

- 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.  
*Director Ramos presented the staff report for this agenda item. A representative from MTR Engineering answered questions from Planning & Zoning Commissioners regarding this subdivision plat. After discussion, Chairman Romans made a motion, seconded by Commissioner Binkley, to approve the Preliminary Plat subject to an amendment to the Master Development Plan. Motion passed unanimously on a 5-0 vote.*
- 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.  
*Director Ramos presented the staff report for this agenda item. After discussion, Commissioner Orndorff made a motion, seconded by Commissioner Hackleman, to deny the plat based on comments in staff report. Motion passed unanimously on a 5-0 vote.*
- 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.  
*Director Ramos presented the staff report for this agenda item. JD Dudley, representing QuikTrip, made a request to table the item. After discussion and public comments made by citizens, Chairman Mike Romans made a motion, seconded by Commissioner Orndorff, to table this item. Commissioner Hackleman recused himself from this item. Motion passed unanimously on a 4-0 vote.*

**PUBLIC COMMENTS**

None.

**REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST**

Director Ramos introduced Eron Spencer, a newly hired Planner, to the Planning & Zoning Commission and the general public.

**ADJOURNMENT**

There being no further business to come before the Commission, the meeting adjourned at 7:33 pm. I certify that the above minutes were approved by the Commission on March 12, 2020.

---

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:  
PC-19-02  
**FINAL PLAT**  
PARK VILLAGE, UNIT 5

---

**MEETING DATE:** March 12, 2020  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Ramos, AICP, Director

---

**REQUEST:**  
Consider a Final Plat (Revision) for Park Village, Unit 5, generally located east of Blanco Road approximately 1/2 mile south of State Highway 46.

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

**OWNER:**  
Two Seventy Seven, LTD.  
8023 Vantage Drive, Suite 1200  
San Antonio, TX 78230

**PROPERTY INFORMATION:**

**Owner:** Two Seventy Seven, LTD.  
**Legal Description:** A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RACH, LTD. TO TWO SEVENTY SEVE PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.  
**Size:** 46.554 acres; 62 lots  
**Existing Land Use:** Undeveloped  
**Existing Zoning:** Extraterritorial Jurisdiction (ETJ)  
**Proposed Land-Use:** Single Family Residential

---

**SUMMARY:**

This is a revision to the approved Final Plat for Unit 5 of the Park Village (Ventana) Development, located at the northwest corner of the City in the City's Extraterritorial Jurisdiction. The Master Development Plan (MDP) was recently amended in March 2018. The development is vested under the terms of a Development Agreement effective July 31, 2014. The purpose of the revision is to increase the size of the unit and to amend the number of open space lots.

**ANALYSIS:**

This proposed Final Plat is for approximately 46.554 acres of vacant property and establishes 62 single-family residential lots, two (2) non-residential lots and 13 open space lots. The dedication of land for drainage and detention purposes is occurring within the open space lots.

The proposed subdivision lies completely outside the City Limits. No portion of this proposed final plat lies within the 100-yr floodplain. Water is being provided by Canyon Lake Water Service Company (which services Water Control & Improvement District No. 6) and sewer service will be provided by the on-site wastewater treatment plant.

The City of Bulverde Future Land Use plan identifies the subject area as Cluster Residential. Cluster Residential neighborhoods are intended to provide a clustering of smaller residential lots, but within large areas of green/open space in order to maintain lower residential densities.

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

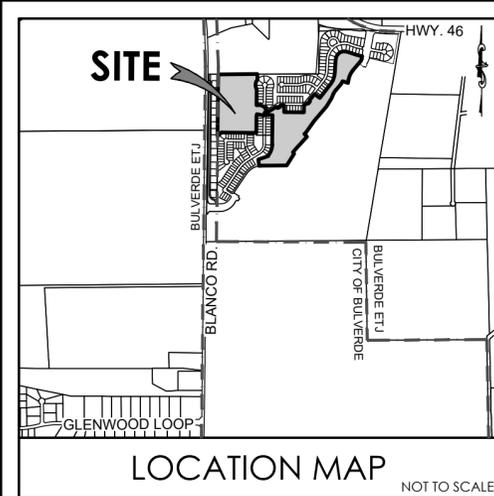
**STAFF RECOMMENDATION:**

The proposed final plat revision has been reviewed by Halff Associates and City Staff. All comments made by Halff Associates have been addressed and reviewed.

Therefore, Staff recommends **APPROVAL** of this Final Plat.

**ATTACHMENTS:**

1. Final Plat
2. Master Development Plan
3. Halff Associates Comments Memo
4. CUDE Engineers Comments Response



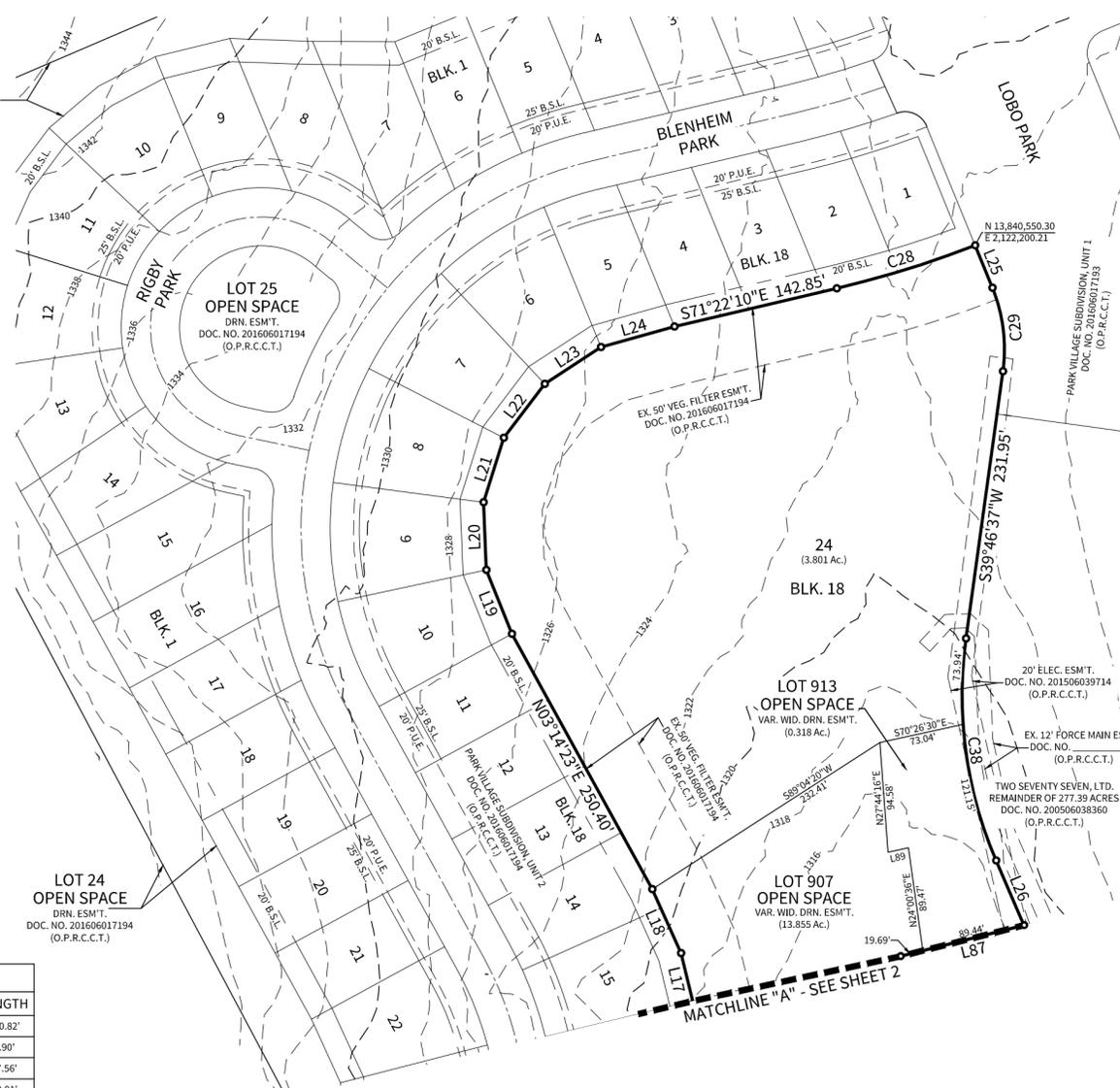
**LEGEND**

- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- DOC. NO. = DOCUMENT NUMBER
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- EK. = EXISTING
- G.P.M. = GALLONS PER MINUTE
- F.I.R. = FOUND IRON ROD
- L1 = LINE NUMBER
- N.A.D. = NORTH AMERICAN DATUM
- N.T.S. = NOT TO SCALE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
- PERM. = PERMEABLE
- PG. = PAGE
- PGS. = PAGES
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- WID. = WIDTH
- = STREET CENTERLINE
- = CITY LIMIT LINE
- = EXISTING GROUND MAJOR CONTOUR
- = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

**GUADALUPE-BLANCO RIVER AUTHORITY NOTES:**

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

LOT 24  
OPEN SPACE  
DRN. ESMT.  
DOC. NO. 201606017194  
(O.P.R.C.C.T.)



LOT 24  
OPEN SPACE  
DRN. ESMT.  
DOC. NO. 201606017194  
(O.P.R.C.C.T.)

LOT 913  
OPEN SPACE  
VAR. WID. DRN. ESMT.  
(0.318 AC.)  
DOC. NO. 201506039714  
(O.P.R.C.C.T.)

LOT 907  
OPEN SPACE  
VAR. WID. DRN. ESMT.  
(13.855 AC.)  
DOC. NO. 200506038360  
(O.P.R.C.C.T.)

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1	175.00'	51°24'50"	84.25'	S63°37'49"E	151.82'	157.03'
C2	20.00'	79°12'10"	16.55'	S01°40'41"W	25.50'	27.65'
C3	225.00'	27°59'09"	56.07'	S27°17'12"W	108.81'	109.90'
C4	25.00'	90°00'00"	25.00'	S45°39'47"W	35.36'	39.27'
C5	25.00'	90°00'00"	25.00'	S44°20'13"E	35.36'	39.27'
C6	25.00'	36°05'26"	8.14'	S72°37'04"E	15.49'	15.75'
C7	50.00'	162°10'52"	318.95'	N44°20'13"W	98.79'	141.53'
C8	25.00'	36°05'26"	8.14'	S18°42'30"W	15.49'	15.75'
C9	25.00'	90°00'00"	25.00'	N44°20'13"W	35.36'	39.27'
C10	25.00'	36°05'26"	8.14'	S72°37'04"W	15.49'	15.75'
C11	50.00'	162°10'51"	318.95'	S44°20'13"E	98.79'	141.53'
C12	25.00'	36°05'26"	8.14'	N18°42'29"E	15.49'	15.75'
C13	25.00'	36°05'26"	8.14'	N17°22'56"W	15.49'	15.75'
C14	50.00'	162°10'51"	318.95'	S45°39'47"W	98.79'	141.53'
C15	25.00'	36°05'26"	8.14'	S71°17'31"E	15.49'	15.75'
C16	20.00'	90°00'00"	20.00'	N45°39'47"E	28.28'	31.42'
C17	25.00'	90°00'00"	25.00'	N44°20'13"W	35.36'	39.27'
C18	25.00'	48°11'23"	11.18'	S66°34'05"W	20.41'	21.03'
C19	50.00'	276°22'46"	44.72'	S00°39'47"W	66.67'	241.19'
C20	25.00'	48°11'23"	11.18'	S65°14'32"E	20.41'	21.03'
C21	25.00'	36°05'26"	8.14'	N72°37'04"E	15.49'	15.75'
C22	50.00'	162°10'52"	318.95'	N44°20'13"W	98.79'	141.53'
C23	25.00'	36°05'26"	8.14'	S18°42'30"W	15.49'	15.75'
C24	20.00'	90°00'00"	20.00'	S44°20'13"E	28.28'	31.42'
C25	175.00'	38°02'42"	60.33'	N39°44'12"E	114.08'	116.20'
C26	20.00'	89°59'29"	20.00'	S76°14'12"E	28.28'	31.41'
C27	175.00'	20°36'35"	31.82'	N59°44'42"E	62.61'	62.95'
C28	907.00'	7°51'25"	62.29'	S75°17'53"E	124.28'	124.38'
C29	140.00'	29°56'51"	37.44'	S24°48'12"W	72.35'	73.18'
C30	200.00'	24°15'23"	42.98'	S33°22'09"W	84.04'	84.67'
C31	17.00'	90°00'00"	17.00'	N45°39'47"E	24.04'	26.70'
C32	355.00'	37°52'20"	121.79'	N19°35'57"E	230.40'	234.65'
C33	360.00'	8°08'50"	25.64'	S85°27'19"W	51.15'	51.19'
C34	20.00'	121°54'11"	36.01'	N29°42'38"E	34.97'	42.55'
C35	20.00'	78°31'04"	16.35'	N88°49'08"E	25.31'	27.41'
C36	20.00'	89°59'59"	20.00'	N06°55'21"W	28.28'	31.42'
C37	5.00'	90°00'00"	5.00'	N45°39'47"E	7.07'	7.85'
C38	360.00'	31°03'00"	100.01'	S24°15'07"W	192.71'	195.09'

**LINE TABLE**

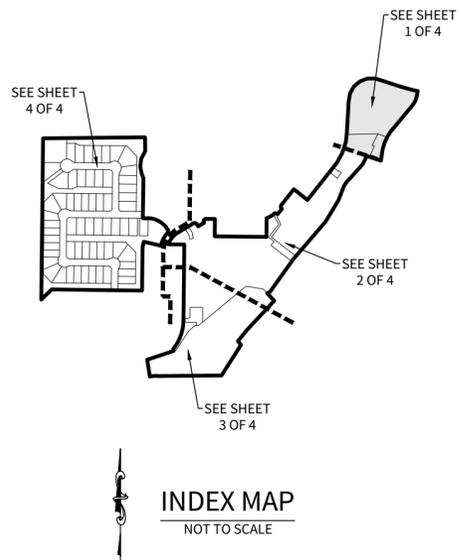
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°20'13"E	35.99'	L45	N67°52'57"E	200.82'
L2	S37°55'24"E	19.04'	L46	N00°43'32"E	7.90'
L3	N76°42'23"W	130.00'	L47	S31°14'28"E	17.56'
L4	S13°17'37"W	39.29'	L48	N59°45'40"E	50.01'
L5	S45°39'47"W	108.41'	L49	S51°55'20"E	3.83'
L6	S00°28'30"E	104.44'	L50	N38°04'40"E	50.00'
L7	S27°37'40"W	61.42'	L51	S89°20'24"E	20.00'
L8	S07°33'53"W	61.36'	L52	S61°34'34"W	23.67'
L9	S11°51'06"E	56.34'	L53	S43°06'45"E	76.17'
L10	S22°21'03"E	31.13'	L54	S39°07'08"E	35.95'
L11	S88°56'12"E	65.00'	L55	S39°22'17"W	107.78'
L12	N63°47'06"W	34.78'	L56	N89°20'13"W	45.00'
L13	N65°47'23"E	35.66'	L57	N00°39'47"E	12.00'
L14	S89°20'13"E	65.00'	L58	S89°20'13"E	45.00'
L15	S89°20'13"E	64.76'	L59	N00°39'47"E	212.86'
L16	N29°03'26"E	78.32'	L60	S89°20'13"E	22.00'
L17	N18°24'05"E	84.87'	L61	S00°39'47"W	28.63'
L18	N07°44'38"E	60.33'	L62	S00°39'47"W	138.50'
L19	N10°05'13"E	59.24'	L63	S43°06'45"E	43.66'
L20	N29°39'42"E	58.16'	L64	N89°17'40"W	25.27'
L21	N49°21'35"E	58.16'	L65	S49°26'45"W	61.83'
L22	N69°03'28"E	58.16'	L66	N41°24'40"W	63.38'
L23	N88°41'02"E	57.74'	L67	S89°20'13"E	32.77'
L24	S73°42'34"E	65.42'	L68	S89°20'13"E	26.46'
L25	S09°49'46"W	39.38'	L69	N68°29'18"E	25.15'
L26	S08°43'36"W	60.56'	L70	N00°00'00"E	22.81'
L27	S21°14'27"W	90.73'	L71	N71°27'23"E	20.33'
L28	S51°55'20"E	130.00'	L72	S89°16'28"E	20.00'
L29	N18°32'37"W	11.70'	L73	S78°40'42"W	28.00'
L30	N89°20'13"W	119.39'	L74	N11°19'18"W	32.63'
L31	N23°35'24"E	33.15'	L75	N31°14'28"W	56.09'
L32	S51°55'20"E	109.36'	L76	S26°06'54"E	94.10'
L33	S44°36'02"E	126.53'	L77	S38°04'40"W	50.31'
L34	S39°47'19"W	20.10'	L78	N38°04'40"E	35.31'
L35	N44°36'02"W	123.42'	L79	N26°06'54"W	84.96'
L36	S31°08'51"W	9.33'	L80	S51°55'20"E	50.00'
L37	S31°08'51"W	20.64'	L81	N38°04'40"E	4.48'
L38	S44°36'02"E	203.24'	L82	S51°55'20"E	23.95'
L39	S44°36'02"E	206.40'	L83	S38°04'40"W	50.00'
L40	N00°39'47"E	17.72'	L84	N51°55'20"W	58.95'
L41	S89°20'13"E	138.00'	L85	S38°04'40"W	10.00'
L42	S00°39'47"W	195.86'	L86	N51°55'20"W	15.00'
L43	N76°14'12"E	53.69'	L87	N72°13'49"W	109.13'
L44	S00°39'47"W	158.63'	L88	S27°44'16"W	70.36'

**GENERAL PLATTING NOTES**

- 1/2" IRON RODS SET AT LOT CORNERS.
- ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
- THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
- THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
- THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
- COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
- 77 LOTS, BEING 46.554 ACRES, 13 OPEN SPACES.
- OPEN SPACE LOTS 904-913 IS A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
- ALL DEVELOPABLE LOTS TO HAVE A 25' FRONT SETBACK, 10' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
- ROADWAY LENGTH = 2,271 LF.

**EASEMENT STATEMENT**

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



**FINAL SUBDIVISION PLAT**  
ESTABLISHING  
**PARK VILLAGE SUBDIVISION, UNIT 5**

A SUBDIVISION PLAT ESTABLISHING 62 RESIDENTIAL LOTS, 2 NON-RESIDENT LOTS AND 13 OPEN SPACE LOTS, CONTAINING 46.554 ACRES SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPE #455 • TBPLS #10048500  
MWC: JEFFREY A. MCKINNIE  
PRJ. NO.: 03021.009

SCALE: 1"=100'

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

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

OWNER/DEVELOPER  
TWO SEVENTY SEVEN LTD.

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

OWNER'S NAME

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

LICENSED PROFESSIONAL ENGINEER NO. 89393

THIS PLAT OF PARK VILLAGE SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON \_\_\_\_\_ 2020, DATED THIS DAY OF \_\_\_\_\_ A.D., 2020.

BY: \_\_\_\_\_  
CHAIRMAN  
CITY OF BULVERDE  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

JANUARY 2, 2020 SHEET 1 OF 4

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER  
TWO SEVENTY SEVEN LTD.

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

OWNER'S NAME

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

LICENSED PROFESSIONAL ENGINEER NO. 89393

THIS PLAT OF PARK VILLAGE SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON \_\_\_\_\_ 2020, DATED THIS DAY OF \_\_\_\_\_ A.D., 2020.

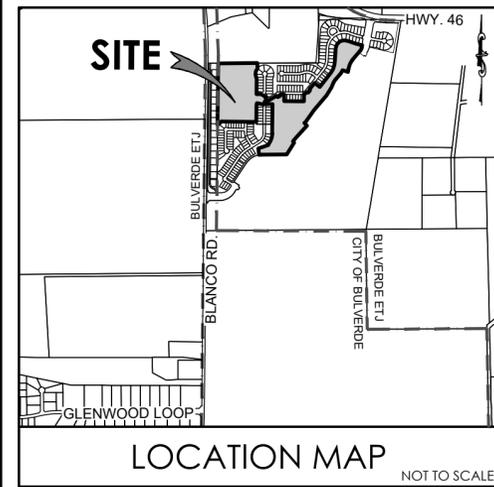
BY: \_\_\_\_\_  
CHAIRMAN  
CITY OF BULVERDE  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

JANUARY 2, 2020 SHEET 1 OF 4



**LEGEND**

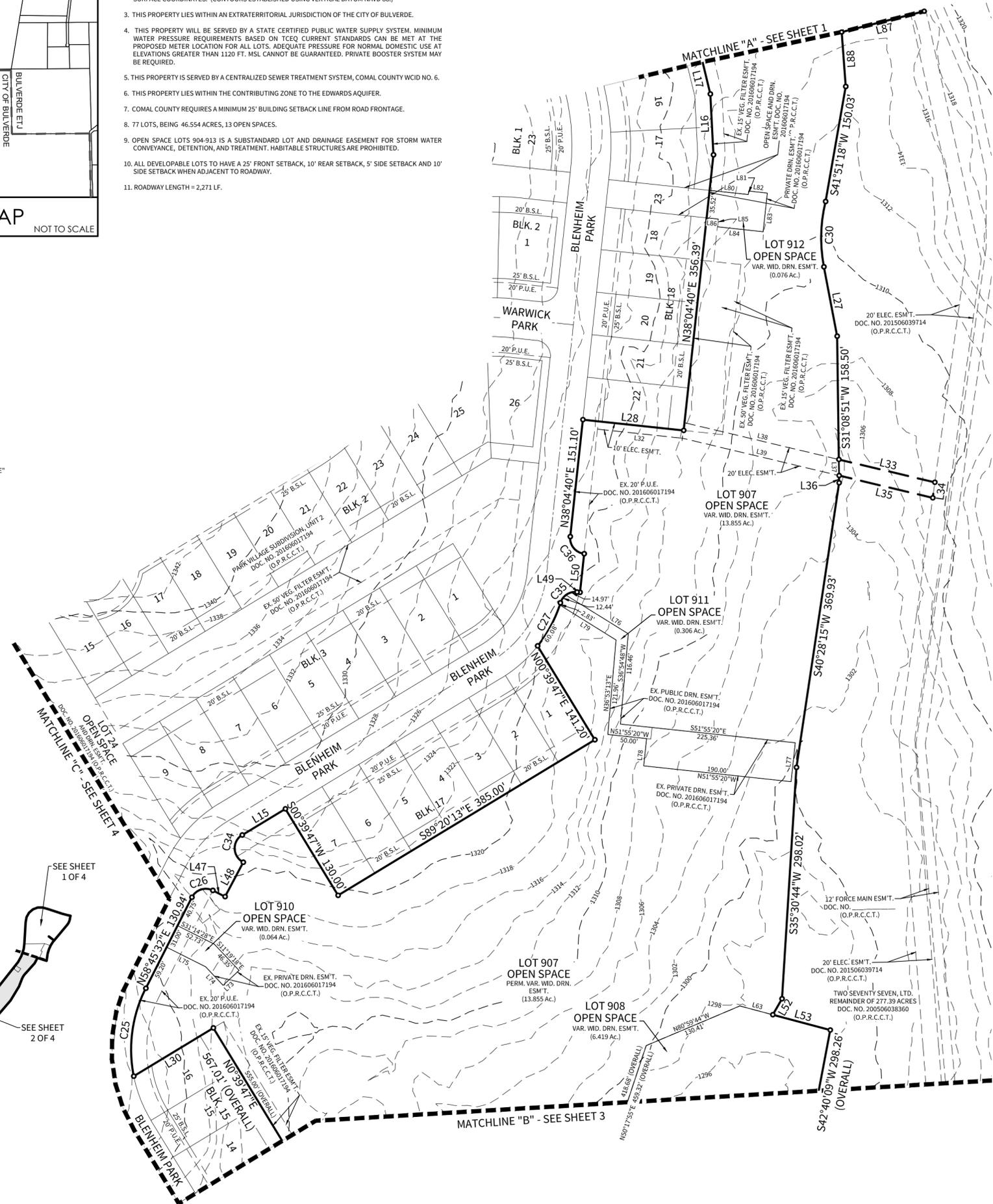
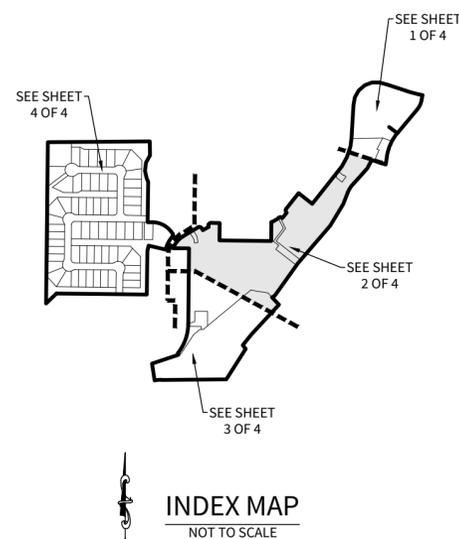
- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- DOC. NO. = DOCUMENT NUMBER
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- EX. = EXISTING
- G.P.M. = GALLONS PER MINUTE
- F.I.R. = FOUND IRON ROD
- L1 = LINE NUMBER
- N.A.D. = NORTH AMERICAN DATUM
- N.T.S. = NOT TO SCALE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
- PERM. = PERMEABLE
- PG. = PAGE
- PGS. = PAGES
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- WID. = WIDTH
- = STREET CENTERLINE
- = CITY LIMIT LINE
- ELEV. - = EXISTING GROUND MAJOR CONTOUR
- ELEV. - = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

**GENERAL PLATTING NOTES**

1. 3/4" IRON RODS SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 77 LOTS, BEING 46.554 ACRES, 13 OPEN SPACES.
9. OPEN SPACE LOTS 904-913 IS A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 25' FRONT SETBACK, 10' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 2,271 FT.

**EASEMENT STATEMENT**

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



**FINAL SUBDIVISION PLAT**  
**ESTABLISHING**  
**PARK VILLAGE SUBDIVISION, UNIT 5**  
 A SUBDIVISION PLAT ESTABLISHING 62 RESIDENTIAL LOTS, 2 NON-RESIDENT LOTS AND 13 OPEN SPACE LOTS, CONTAINING 46.554 ACRES SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.  
 4122 POND HILL RD. • S-101  
 SAN ANTONIO, TEXAS 78231  
 T:210.681.2951 • F:210.523.7112  
 WWW.CUDEENGINEERS.COM  
 TBPE #455 • TBPLS #10048500  
 MWC: JEFFREY A. MCKINNIE  
 PRJ. NO.: 03021.009

SCALE: 1"=100'

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

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

OWNER'S NAME \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 PRINT NOTARY'S NAME NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
 M.W. CUDE ENGINEERS, L.L.C.  
 JAMES W. RUSSELL, R.P.L.S.

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

STATE OF TEXAS  
 COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF COMAL COUNTY.  
 M.W. CUDE ENGINEERS, L.L.C.  
 JEFFREY A. MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 89393

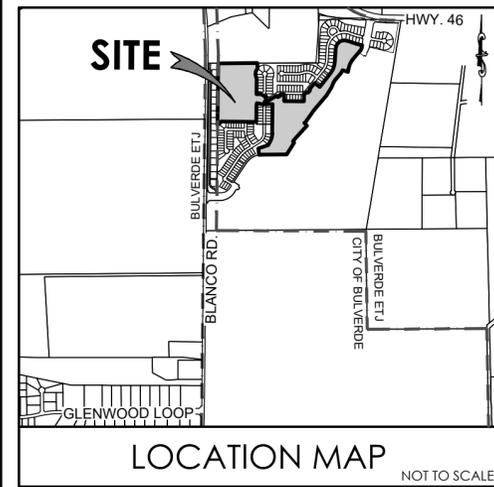
THIS PLAT OF PARK VILLAGE SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON \_\_\_\_\_ 2020, DATED THIS DAY OF \_\_\_\_\_ A.D., 2020.

BY: \_\_\_\_\_  
 CHAIRMAN  
 CITY OF BULVERDE  
 PLANNING AND ZONING COMMISSION

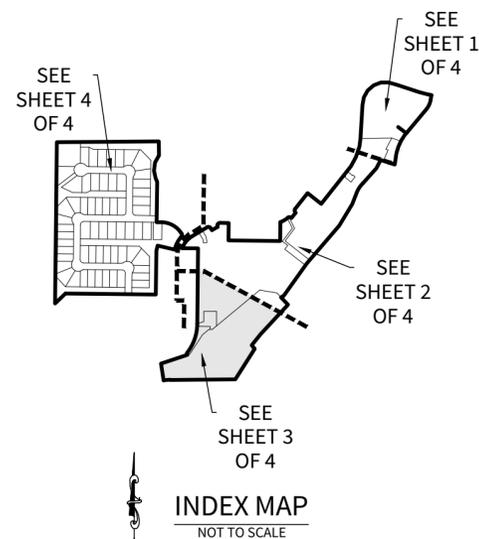
STATE OF TEXAS  
 COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

BY: \_\_\_\_\_  
 COUNTY CLERK, COMAL COUNTY, TEXAS  
 JANUARY 2, 2020 SHEET 2 OF 4



- LEGEND**
- Ac. = ACRES
  - B.S.L. = BUILDING SETBACK LINE
  - C1 = CURVE NUMBER
  - DOC. NO. = DOCUMENT NUMBER
  - DRN. = DRAINAGE
  - ESMT. = EASEMENT
  - EX. = EXISTING
  - G.P.M. = GALLONS PER MINUTE
  - F.I.R. = FOUND IRON ROD
  - L1 = LINE NUMBER
  - N.A.D. = NORTH AMERICAN DATUM
  - N.T.S. = NOT TO SCALE
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
  - PERM. = PERMEABLE
  - PG. = PAGE
  - PGS. = PAGES
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - SAN. SEW. = SANITARY SEWER
  - VAR. = VARIABLE
  - WID. = WIDTH
  - = STREET CENTERLINE
  - = CITY LIMIT LINE
  - - - - - = ELEV. = EXISTING GROUND MAJOR CONTOUR
  - - - - - = ELEV. = EXISTING GROUND MINOR CONTOUR
  - = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

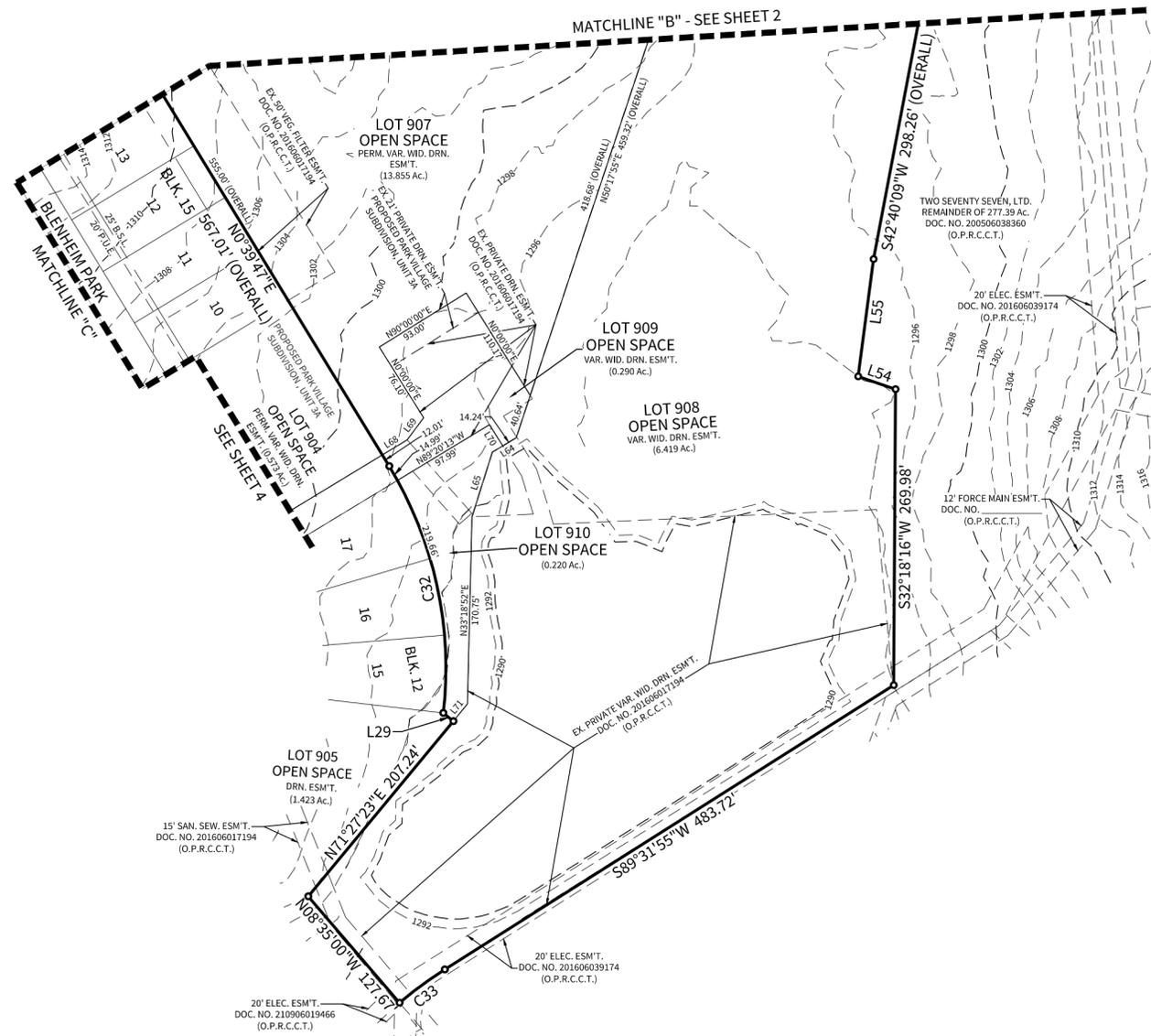


**GENERAL PLATTING NOTES**

1. 3/8" IRON RODS SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 77 LOTS, BEING 46.554 ACRES, 13 OPEN SPACES.
9. OPEN SPACE LOTS 904-913 IS A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 25' FRONT SETBACK, 10' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 2,271 LF.

**EASEMENT STATEMENT**

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



**FINAL SUBDIVISION PLAT**  
ESTABLISHING  
**PARK VILLAGE SUBDIVISION, UNIT 5**

A SUBDIVISION PLAT ESTABLISHING 62 RESIDENTIAL LOTS, 2 NON-RESIDENT LOTS AND 13 OPEN SPACE LOTS, CONTAINING 46.554 ACRES SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

SCALE: 1"=100'

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPE #455 • TBPLS #10048500  
MWC: JEFFREY A. MCKINNIE  
PRJ. NO.: 03021.009

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

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

OWNER/DEVELOPER  
TWO SEVENTY SEVEN LTD.

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

OWNER'S NAME \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

LICENSED PROFESSIONAL ENGINEER NO. 89393

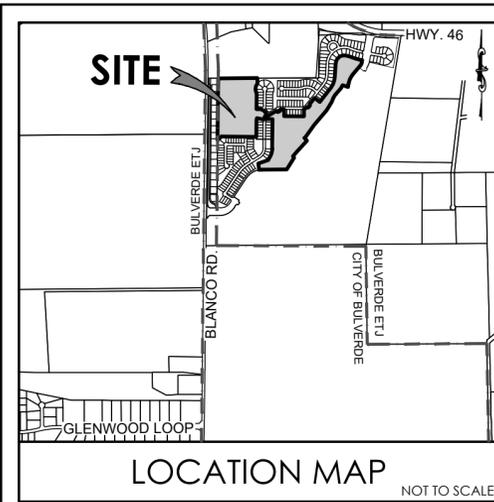
THIS PLAT OF PARK VILLAGE SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON \_\_\_\_\_ 2020, DATED THIS DAY OF \_\_\_\_\_ A.D., 2020.

BY: \_\_\_\_\_  
CHAIRMAN  
CITY OF BULVERDE  
PLANNING AND ZONING COMMISSION

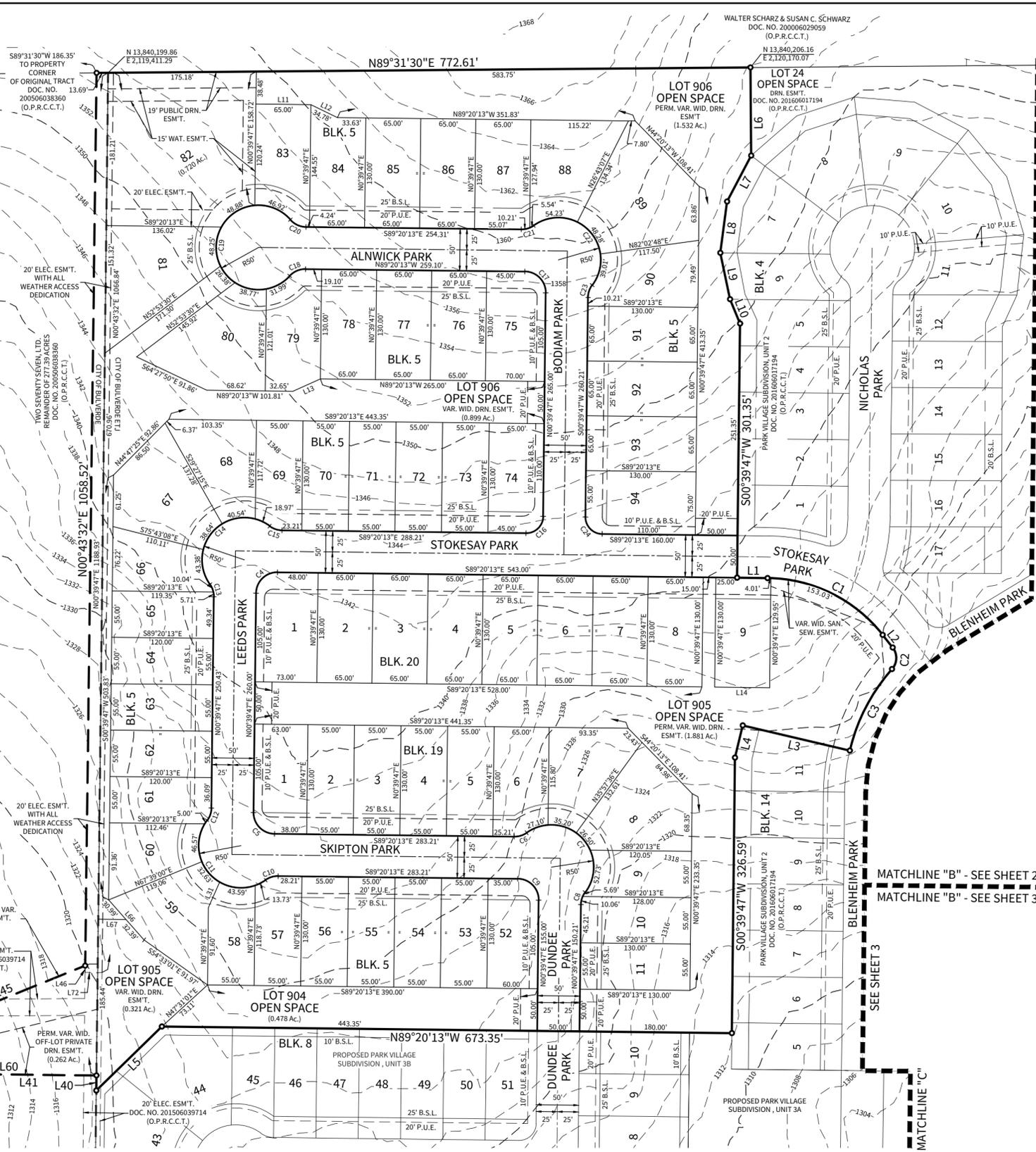
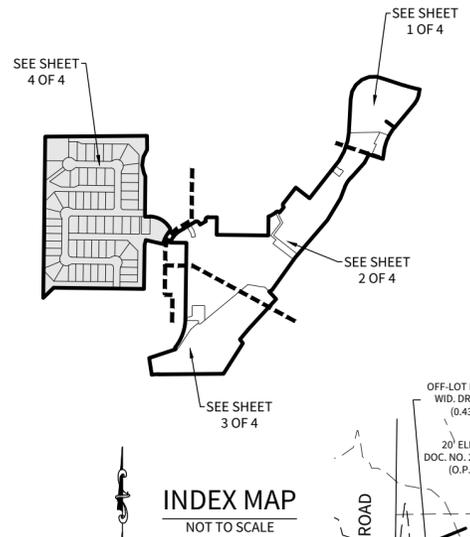
STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS  
JANUARY 2, 2020 SHEET 3 OF 4



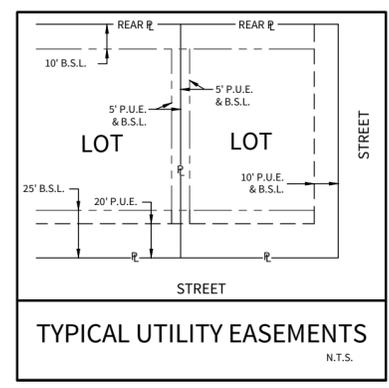
- LEGEND**
- AC. = ACRES
  - B.S.L. = BUILDING SETBACK LINE
  - C1 = CURVE NUMBER
  - DOC. NO. = DOCUMENT NUMBER
  - DRN. = DRAINAGE
  - ESMT. = EASEMENT
  - EK. = EXISTING
  - G.P.M. = GALLONS PER MINUTE
  - F.I.R. = FOUND IRON ROD
  - L1 = LINE NUMBER
  - N.A.D. = NORTH AMERICAN DATUM
  - N.T.S. = NOT TO SCALE
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
  - PERM. = PERMEABLE
  - PG. = PAGE
  - PGS. = PAGES
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - SAN. SEW. = SANITARY SEWER
  - VAR. = VARIABLE
  - WID. = WIDTH
  - = STREET CENTERLINE
  - = CITY LIMIT LINE
  - - - - = EXISTING GROUND MAJOR CONTOUR
  - - - - = EXISTING GROUND MINOR CONTOUR
  - = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"



- GENERAL PLATTING NOTES**
1. 5/8" IRON RODS SET AT LOT CORNERS.
  2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
  3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
  4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
  5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
  6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
  7. COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
  8. 77 LOTS, BEING 46.554 ACRES, 13 OPEN SPACES.
  9. OPEN SPACE LOTS 904-913 IS A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
  10. ALL DEVELOPABLE LOTS TO HAVE A 25' FRONT SETBACK, 10' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
  11. ROADWAY LENGTH = 2,271 LF.

**EASEMENT STATEMENT**

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



**FINAL SUBDIVISION PLAT**  
ESTABLISHING  
**PARK VILLAGE SUBDIVISION, UNIT 5**

A SUBDIVISION PLAT ESTABLISHING 62 RESIDENTIAL LOTS, 2 NON-RESIDENT LOTS AND 13 OPEN SPACE LOTS, CONTAINING 46.554 ACRES SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPE #455 • TBPLS #10048500  
MWC: JEFFREY A. MCKINNIE  
PRJ. NO.: 03021.009

SCALE: 1"=100'

100 50 0 100

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

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

OWNER/DEVELOPER  
TWO SEVENTY SEVEN LTD.

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

OWNER'S NAME

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

LICENSED PROFESSIONAL ENGINEER NO. 89393

THIS PLAT OF PARK VILLAGE SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON \_\_\_\_\_ 2020, DATED THIS DAY OF \_\_\_\_\_ A.D., 2020.

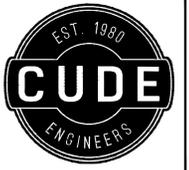
BY: \_\_\_\_\_  
CHAIRMAN  
CITY OF BULVERDE  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., AT \_\_\_\_\_ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

BY: \_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

JANUARY 2, 2020 SHEET 4 OF 4

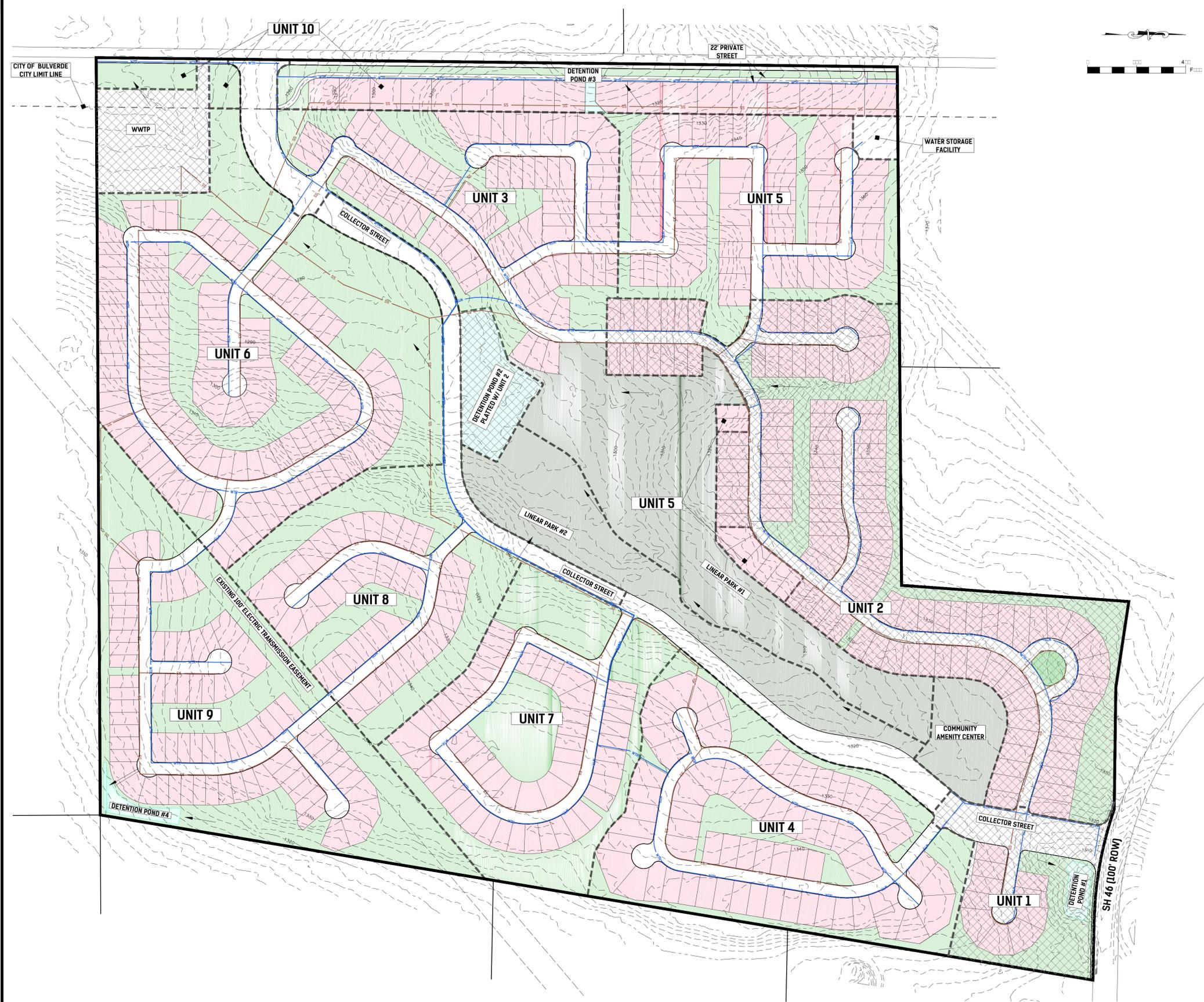


4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112

**PARK VILLAGE (VENTANA)**  
 MASTER DEVELOPMENT PLAN  
 COMAL COUNTY, CITY OF BULVERDE ETJ



VICINITY MAP



**NOTES:**

1. PROJECT IS SUBJECT TO DEVELOPMENT AGREEMENT EFFECTIVE JULY 31, 2014
2. PROJECT IS LOCATED WITHIN THE CITY LIMITS OF BULVERDE AND WITHIN THE ETJ OF BULVERDE.
3. THE PORTION OF PROJECT WITHIN THE ETJ IS WITHIN THE COMAL COUNTY WCID NO. 6
4. PROJECT IS WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
5. NO PORTION OF THE PROJECT IS WITHIN A 100-FLOOD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 48091C0195F.
6. COLLECTOR STREET LENGTH = 5325 LF
7. DENSITY = 2.32 LOTS PER ACRE OR 1 LOT PER 18763 SF
8. PARK REQUIREMENTS
  - 8.1. PARK LAND REQUIRED = 3 ACRES/100 LOTS = 19.3 ACRES
  - 8.2. PARK LAND PROVIDED
    - 8.2.1. LINEAR PARK #1 = 16.6 ACRES
    - 8.2.2. LINEAR PARK #2 = 9.4 ACRES
    - 8.2.3. TOTAL = 26.0 ACRES
  - 8.3. PARK LAND SEQUENCING
    - 8.3.1. LINEAR PARK #1 TO BE PLATTED WITH UNIT 3
    - 8.3.2. LINEAR PARK #2 TO BE PLATTED WITH UNIT 7
9. DOMESTIC WATER: PROPERTY IS SERVED BY CLWSC THROUGH AGREEMENT DATED SEPTEMBER 28, 2009. ALL MAINS DIAMETERS ARE DETERMINED IN SAID AGREEMENT.
10. SANITARY SEWER: PROJECT IS SERVED BY GBRA THROUGH AGREEMENT DATED AUGUST 14, 2014. ALL MAINS TO BE 8" DIAMETER. GRADES TO BE DETERMINED AT PLATTING.
11. STORM WATER MANAGEMENT: PROJECT WILL PROVIDE ONSITE DETENTION AT LOCATIONS SHOWN. SIZES TO BE DETERMINED WITH PLATTING. ALL STORM WATER CONVEYANCE LOCATIONS, SIZES, AND GRADES TO BE DETERMINED AT PLATTING.
  - 11.1. DETENTION POND SEQUENCING:
    - 11.1.1. DETENTION POND #1 - UNITS 1, 2, AND 4
    - 11.1.2. DETENTION POND #2 - UNITS 2, 3, 4, 5, 6, 7, 8, AMENITY AND WWTP
    - 11.1.3. DETENTION POND #3 - UNIT 5, UNIT 10, AND WATER STORAGE FACILITY
    - 11.1.4. DETENTION POND #4 - UNITS 7 AND 9

**DEVELOPER:**

TWO SEVENTY SEVEN, LTD.  
ATTN. MR. TODD GOLD  
8023 VANTAGE DRIVE, SUITE 1200  
SAN ANTONIO, TEXAS 78230  
(210) 524-4000

**LEGAL DESCRIPTION:**

277.4 ACRES OUT OF THE CHRISTIAN HOFHEINZ SURVEY NO. 845, ABSTRACT 711; HUGH WHITE SURVEY NO. 430, ABSTRACT 658; HEINRICH KABELMACHER SURVEY NO. 936, ABSTRACT 842; AND MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY, TEXAS AS DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 200506038360 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

LOT COUNT	
UNIT 1	10
UNIT 2	118
UNIT 3	78
UNIT 4	64
UNIT 5	69
UNIT 6	120
UNIT 7	53
UNIT 8	39
UNIT 9	75
UNIT 10	18
TOTAL	644

AREA (ACRES)	
TOTAL	277.4
ROW	44.0
SINGLE FAMILY LOTS	120.4
WATER STORAGE FACILITY	0.7
WWTP	4.6
OPEN SPACE	107.7

PHASES	
UNIT 1	8.4 AC
UNIT 2	39 AC
UNIT 3	39.8 AC
UNIT 4	25 AC
UNIT 5	21 AC
UNIT 6	31.9 AC
UNIT 7	34.1 AC
UNIT 8	21.9 AC
UNIT 9	28.7 AC
UNIT 10	13.3 AC
AMENITY	3 AC
WWTP	4.6 AC
WATER	0.7 AC
TOTAL	277.4 AC

**LEGEND**

- SINGLE FAMILY LOTS
- OPEN SPACE
- DETENTION POND
- ROADWAY
- UTILITY
- PARK
- PREVIOUSLY PLATTED
- CONTOURS
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPERTY BOUNDARY
- PHASE BOUNDARY
- CITY LIMIT
- DRAINAGE FLOW PATH

DATE  
2017-01-31

PROJECT NO.  
R03021.002.0

DRAWN BY  
JAM

CHECKED BY  
JAM

**REVISIONS**

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

**CUDE ENGINEERS**  
TBPE No. 455

PLAT NO.  
N/A





**Half Associates, Inc.**  
100 NE Loop 410, Suite 200  
San Antonio, Texas 78216  
(210) 798-1895

## **REVIEW MEMORANDUM**

**TO:** Jeffrey McKinnie, P.E.  
Cude Engineers  
4122 Pond Hill Rd, Ste. 101  
San Antonio, TX 78231

**FROM:** Sam Edwards, PE  
[sedwards@half.com](mailto:sedwards@half.com)

**SUBJECT:** Park Village, Unit 5  
Final Plat Review

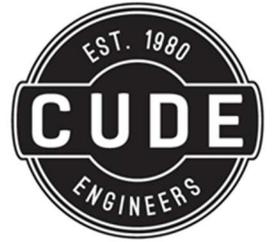
**DATE:** February 26, 2020

---

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plat application and supporting documents for the Park Village Unit 5 development dated 1-2-2020. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 of the City of Bulverde, the City's Drainage Design Manual (DDM) AND the Development Agreement dated July 31, 2014 with Two Seventy Seven, LTD.

An older version of this final plat was previously approved on 6-3-2019. The following items were noted in comparison to the older version, with specific items to be addressed by the applicant before resubmittal:

1. Addition of 25' building setback lines – [no response required](#).
2. Relocation of the western plat boundary...overlaps Plat for Unit 10, but this plat hasn't been approved by the City yet. – [no response required](#).
3. Boundary change in northeast corner. Index map needs to be updated to reflect new boundary
4. City limit line from legend not shown on plat



March 2, 2020

Sam Edwards, PE, CFM  
HALFF ASSOCIATES, INC.  
300 E. Sonterra Blvd., Suite 230  
San Antonio, TX 78258-3991

RE: Park Village, Unit 5 Final Plat Review Comments (2<sup>nd</sup> Redline)

Dear Mr. Edwards,

Thank you for your timely review of the above referenced project. We have made corrections/alterations and provided the requested information. Below is a list of each comment and our response to each comment.

**Plat:**

**Comment 3:** Boundary change in northeast corner. Index map needs to be updated to reflect new boundary.

**Response:** *The index map has been revised.*

**Comment 4:** City limit line from legend not shown on plat.

**Response:** *This has been revised.*

If you have any questions or desire any additional information, please call me at 681-2951. Thank you.

Sincerely,

Kyle M. Hudek  
Assistant Project Manager

KMH/mcc



PLANNING AND ZONING COMMISSION ITEM:  
VR-20-02  
**SIGN VARIANCE**  
322 Singing Oaks, Suite 103

---

**MEETING DATE:** March 12, 2020  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Ramos, AICP, Director

---

**REQUEST:**

Consider a request by 4D Signworx, on behalf of Texas State Optical, for a variance to Section 3.08.102(a)(2) of the City of Bulverde Code of Ordinances, at 322 Singing Oaks, Suite 103.

**APPLICANT:**

4D Signworx  
2022 Pech Road  
Houston, TX 77055  
713-984-2010

**PROPERTY INFORMATION:**

Address: 322 Singing Oaks, Suite 103  
Owner: SH-DJL/Texas State Optical  
Existing Land Use: Commercial/Retail  
Existing Zoning: C-2, Commercial

---

**ANALYSIS:**

The subject property is in the Singing Hills development, in one of the multi-tenant retail buildings fronting Singing Oaks drive directly across from Walmart. The applicant is preparing to submit a sign permit for a Texas State Optical location at that building. However, their proposed sign is larger than the maximum area permitted for a lease space sign.

The applicant is proposing to construct a sign with a total area of 50.73 square feet. The Code of Ordinances permits a maximum area of 32 square feet.

Therefore, the applicant is requesting a variance from the following section of the Code of Ordinances:

1. *Section 3.08.102(a)(2). Maximum area: 0.75 square feet for every one foot of width of building, not to exceed 100 square feet for roads with a speed limit less than fifty (50) mph and 150 square feet for roads with a speed limit greater than or equal to fifty (50) mph. **For the lease spaces in a strip mall, 25% of the facade area between the uppermost***

*window or awning to the roof or top of the parapet shall be the maximum sign [size] of the sign or 32 square feet, whichever is lesser.*

Approval of any of the variances discussed above, does not permit the construction of signage at the specified locations. Approval of the variance only serves to allow the signage discussed above to be potentially permitted through the typical permitting process.

**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:**

1. Application
2. Sign Renderings and Specifications



# Application for Variance

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

Date: 1/27/2020

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

### Applicant Information:

4D Signworx 713-984-2010 713-984-8064  
Name Phone Fax  
2022 Pech Road Houston, TX 77055 permits@4dsignworx.com  
Address Email

### Property Owner Information:

Texas State Optical 830.214.2709 N/A  
Name Phone Fax  
322 Singing Oaks Ste 103 Bulverde TX 78070 plehmann@tso.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: 322 Singing Oaks Ste 103  
Legal Description: SINGING HILLS 4, BLOCK 1, LOT 7  
Zoning District Classification: C3

### Description of Request:

- Variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, which requires:  
(2) Attached Signs (2) Signs in a lease space strip mall will have a maximum of 32 sq. ft.
- 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.

[Signature]  
Signature of Owner/Applicant

2/11/2020  
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)



TEXAS STATE OPTICAL

*Since 1936*

322 Singing Oaks, Ste 103 Spring Branch, TX 78070

Ph. 830.214.2709

February 11, 2020

TO: City of Bulverde  
Sign Permits

RE: Signatory Authorization

To Whom It May Concern:

4DSIGNWORX, LTD. is hereby granted signatory authorization to represent our company & execute the Application for Variance and Sign Permit Application for Texas State Optical, located at 322 Singing Oaks, Ste 103 Bulverde, TX 78070.

A handwritten signature in black ink, appearing to read "Shawna", is written over a horizontal line.

(Signature of Owner or Owner's employee)

Shawna Lehmann

(Printed Name of Owner or Owner's employee)

## 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?

The suite frontage is approximately 112' from the nearest road (Rov).  
Based on established distance and letter height (and potentially an established logo for enhanced brand identity) visibility charts, were measured where vehicles will be at the best impact distances on the different sized signs, and the variance size can not only be seen better, but makes it easier for patrons to make either driveway onto the property, etc they'll see it earlier.

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

The hardship would first effect TSO's patrons. The location is set back from the road over 100' and is located on a curved road on a two way street. For these folks w/ compromised vision, identifying the office's location at the code sized sign may come too late for the patron to make the turn into either access driveway, which will may cause them to miss the one they could make, but if it's too small to see it well, they'll miss the turn & will need to turn around. This hindrance would then ultimately negatively impact the business.

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

Allowing the variance will help to maintain the harmonious balance with the adjacent signs on this and other nearby strip mall signs. Without it, the sign (maintaining the ratio) will look too small if only 32 sq. feet... as if it were a sizing error.

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

The analysis of why it's appropriate to grant the variance is to make sure patrons can identify the office (located on a curved, two way road) in a safe amount of time so that their ingress will be safe as possible and to also fit in w/ the size balance of the other signs around it.

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

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

### Sec. 3.08.102 Permitted sign structures and general regulations

#### (a) Attached sign.

(1) Generally. Unless otherwise specifically provided, the regulations set forth in this section shall be applicable to all attached signs which are allowed under this article. Signs may not be attached to light fixtures, poles, curbs, sidewalks, gutters, streets, utility poles, public buildings, fences, railings, public telephone poles, or trees. The direct painting of signs on buildings shall be prohibited except for signs less than a three-square-foot area used for building identification (such as the street address).

(2) Maximum area. 0.75 square feet for every one foot of width of building, not to exceed 100 square feet for roads with a speed limit less than fifty (50) mph and 150 square feet for roads with a speed limit greater than or equal to fifty (50) mph. For the lease spaces in a strip mall, 25% of the facade area between the uppermost window or awning to the roof or top of the parapet shall be the maximum sign [size] of the sign or 32 square feet, whichever is lesser.

(A) Exception. For lease spaces in strip centers with existing legal, nonconforming signs, the maximum area allowed may be increased to the size of the immediately adjacent signs, or 40 square feet, whichever is lesser.

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

(4) Sign width. Attached signs shall be limited in width to seventy-five percent (75%) of the width of any building or lease space. In the event the lease space facade is horizontally articulated, the 75% rule shall apply to the allowed sign to be located on any single plane facade. Signs for lease spaces must be centered on the lease space or single plane facade where the sign is located. Signs for freestanding buildings may be located anywhere on the building face along the street frontage.

(5) Roof line limitations. In no case shall an attached sign project above the roof line of any building, except those attached to parapet walls, and the sign may not extend above the parapet wall. Signs shall be no closer vertically to the eave of the roofline or overhang than the predominant letter height. Signs may be attached to a continuous plane fascia, if the sign does not extend above or below the projection of the fascia. Signs attached to fascia are only allowed when attached to a structural canopy supported to the ground by columns constructed of similar masonry material as the primary structure.

(6) Illumination. Attached signs may be illuminated using internal or external lighting. Exterior letters with exposed neon lighting are not allowed. Neon lighting used to create a halo effect behind the letters is permitted. Illumination must be in compliance with the city dark sky ordinance ([article 3.09](#) of this



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

# SIGN PERMIT APPLICATION

(ONE APPLICATION PER SIGN)

PERMIT # \_\_\_\_\_ SIGN VALUATION: \$ 7K SQ FT: 50.73  
 INSTALLATION ADDRESS: 322 SINGING OAKS, SUITE 103  
 LOCATION NAME: Texas State Optical  
 CITY, STATE, ZIP: Bulverde, TX 78070  
 SIGN COMPANY: 4D Signworx CONTACT NAME: Maureen Silk  
 ADDRESS: 2022 Peck Road CITY, STATE, ZIP: Houston, Texas 77055  
 PHONE: 713-984-2010 EMAIL: permits@4dsignworx.com  
 ELECTRICAL CONTRACTOR: David Oxley PHONE: 318-773-5871  
(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 checked="" type="checkbox"/> GENERAL PLAN THAT ILLUSTRATES (TO SCALE): <ul style="list-style-type: none"> <li>Location of the building, structure, or tract to which or upon which the sign is to be attached or rected</li> <li>Position of the sign in relation to right-of-ways, easements, buildings, structures existing and/or proposed signs, etc.</li> </ul>	ALL TYPES OF SIGNS AND SIGN STRUCTURES
<input checked="" type="checkbox"/> SIGN DRAWINGS (TO SCALE) THAT ILLUSTRATE HEIGHT, LENGTH, WIDTH, AND ALL OTHER DIMENSIONS ASSOCIATED WITH THE SIGN	ALL TYPES OF SIGNS AND SIGN STRUCTURES
<input checked="" type="checkbox"/> COMPLIANCE WITH RESIDENTIAL ADJACENCY STANDARDS	ALL ATTACHED SIGNS
<input checked="" type="checkbox"/> ILLUMINATION DETAILING, INCLUDING ELECTRICAL CONTRACTOR COMPANY NAME & PHONE	ALL ILLUMINATED SIGNS
<input checked="" type="checkbox"/> COMPLIANCE WITH MATERIAL REQUIREMENTS	ALL MONUMENT SIGNS

DETAILS OF PROPOSED SIGN

ATTACHED SIGN	MONUMENT SIGN
STOREFRONT/TENANT AREA WIDTH: <u>36'-8"</u> FT	HEIGHT OF STRUCTURE: _____ FEET
DISTANCE FROM THE PROPERTY LINE: <u>100'</u> FT	SIGN DIMENSION: _____ FT x _____ FT SIGN AREA _____ SQ FT
FAÇADE HEIGHT ON WHICH THE SIGN IS LOCATED: <u>23</u> FT	SETBACK FROM THE PROPERTY LINE _____ NUMBER OF SIGNS _____
ILLUMINATION TYPE: <u>white LED bulbs</u>	IF MORE THAN 1, DISTANCE BETWEEN THE SIGNS: _____ FT
SIGN AREA: <u>50.73</u> SQ FT	SIGN MATERIAL: _____
SIGN WIDTH: <u>23'</u> FT	BASE MATERIAL: _____
LETTER HEIGHT: <u>15"/19"</u> INCHES LOGO HEIGHT: <u>2'-2"</u>	ILLUMINATION TYPE: _____
RESIDENTIAL ADJACENCY*: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <small>*Applicable only if the façade on which the sign is located faces residential uses</small>	<b>GROUND SIGN</b>
IF YES, DISTANCE FROM THE SIGN TO THE RESIDENTIAL PROPERTY LINE: <u>n/a</u> 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: Silk

Date: 1/9/2020

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: \_\_\_\_\_

FOR OFFICE USE ONLY:

Comments: \_\_\_\_\_

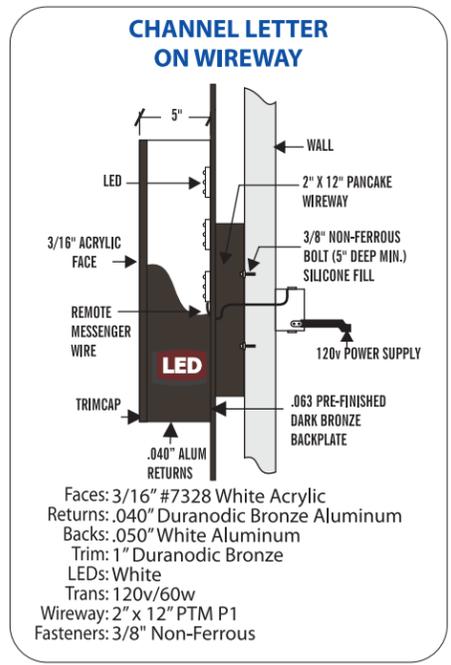
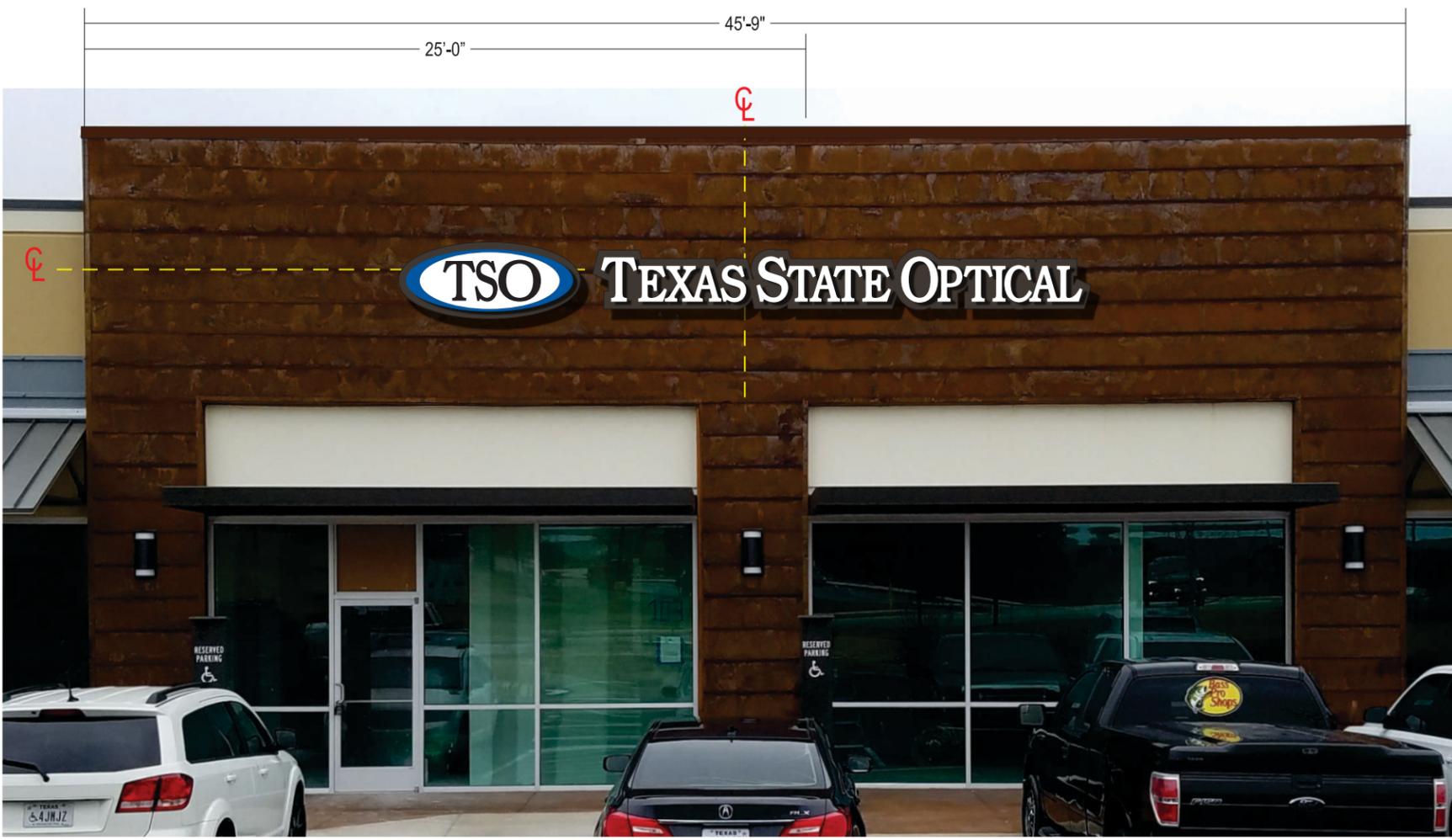
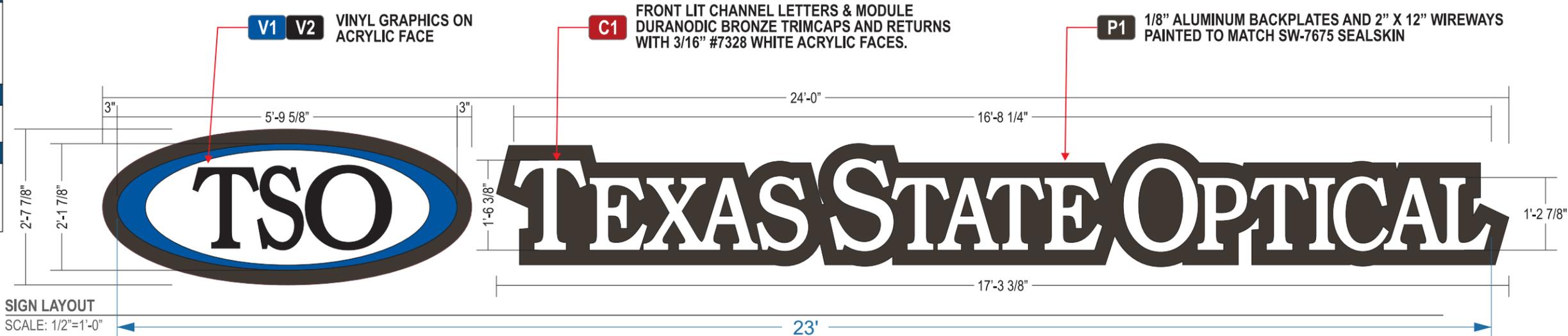
Approved By: \_\_\_\_\_

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

Denied by: \_\_\_\_\_

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

SIGN TYPE	
MFG. & INSTALL (1) SET OF FACE LIT CHANNEL LETTERS & MODULE W/ BACK PLATE & WIREWAY	
PAINT SPEC - SATIN FINISH	
P1: SW-7675 SEALSKIN	
VINYL SPEC	
V1: PMS 2945 - ORACAL 8800-182 PLASTIC BLUE	
V2: HP BLACK	



THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR. PROJECT



PROJECT INFO	
CLIENT:	TEXAS STATE OPTICAL
ADDRESS:	322 SINGING OAKS
CITY, STATE:	SPRING BRANCH, TX 78070
DATE:	12.20.2019
SALES REP:	JG
DRAWN BY:	KM

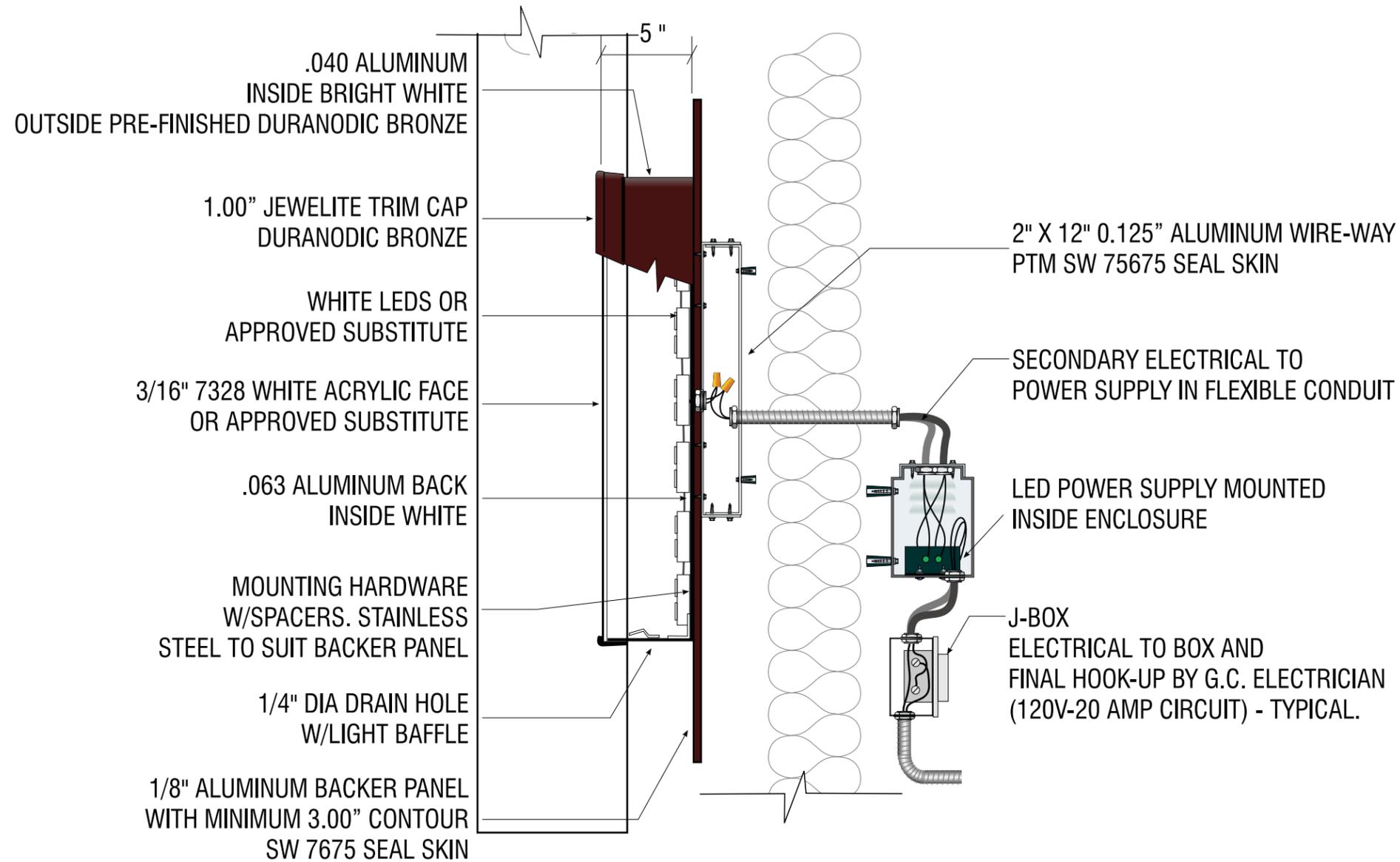
DRAWING NUMBER	
PRO19-1616-1	
W.O. (E2) NUMBER	

#	DATE	REVISIONS	SIGNATURES
1	12/26/19	REVISIONS: 24'-0" OVERALL WIDTH	KM
2			
3			
4			
5			
6			

SIGNATURES		ESTIMATION	
CLIENT APPROVAL SIGNED: _____ DATE: _____	APPROVAL _____	APPROVAL _____	APPROVAL _____
LANDLORD APPROVAL SIGNED: _____ DATE: _____	APPROVAL _____	FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.	
SALES SIGNED: _____ DATE: _____	APPROVAL _____	CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.	

SPECIFICATION		ILLUMINATED
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.		120 or 277 VOLT ELECTRICAL SERVICE
ELECTRICAL LOAD: 20 AMP CIRCUIT(S): _____		
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED		
PAGE 1 OF 2		

**SINGING HILLS - INLINE RETAIL FASCIA SIGN EXHIBIT**  
**NOTE: A) City of Bulverde, TX must Permit Sign**  
**B) Maximum Copy & Logo Area is 32 Square Feet**



**NOTE: A) 3M Translucent Vinyls are acceptable for application to acrylic faces**  
**B) Secondary Channel Cabinets are acceptable however, they must be detailed in a scale cross section for approval.**

**FACE LIT CHANNEL LETTER TYPICAL DETAILS**  
**NOTE: This Exhibit in not drawn to scale**

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

**P R O J E C T**



PROJECT INFO	
CLIENT:	TEXAS STATE OPTICAL
ADDRESS:	322 SINGING OAKS
CITY, STATE:	SPRING BRANCH, TX 78070
DATE:	12.20.2019
SALES REP:	JG
DRAWN BY:	KM

DRAWING NUMBER
PRO19-1616-1
W.O. (E2) NUMBER

#	DATE	REVISIONS	KM
1	12/26/19	REVISIONS: 24'-0" OVERALL WIDTH	KM
2			
3			
4			
5			
6			

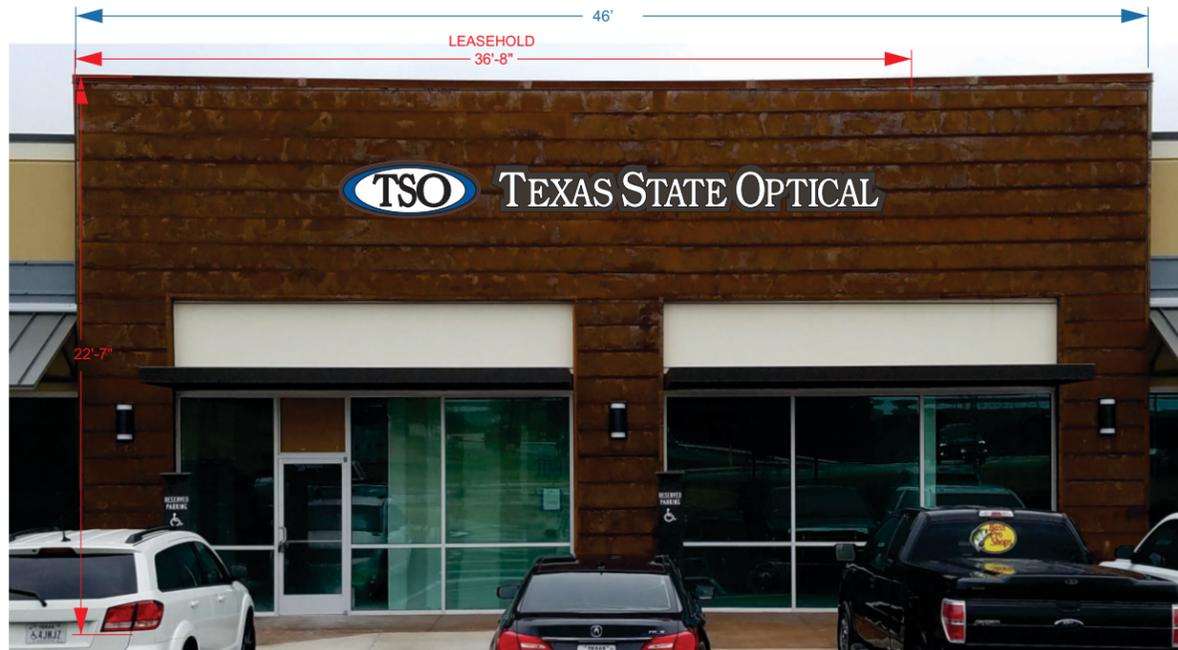
SIGNATURES	
CLIENT APPROVAL SIGNED: _____	DATE: _____
LANDLORD APPROVAL SIGNED: _____	DATE: _____
SALES SIGNED: _____	DATE: _____

ESTIMATION	
APPROVAL _____	
APPROVAL _____	FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.
APPROVAL _____	CLIENT IS RESPONSIBLE FOR SUPPLING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.
APPROVAL _____	

SPECIFICATION	ILLUMINATED
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	120 or 277 VOLT ELECTRICAL SERVICE
	ELECTRICAL LOAD: _____ 20 AMP CIRCUIT(S): _____
	CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED
	<b>PAGE 2 OF 2</b>

**NOTE:**  
 BACKPLATES NOT FACTORED INTO SQ. FOOTAGE  
 LOW CONTRAST TO THE WALL AND TRIM OF LETTERS  
 OFFERS ALMOST NO VISIBILITY, BUT ARE REQUIRED

**PROPOSED SIGN**  
 VARIANCE APPLICATION FOR THIS SIZE



**SIGN TO CODE**  
 32 SQ FEET MAX



Scale: 1/8" = 1'-0"

	<b>PROPOSED</b>	<b>CODE</b>
Overall Size	281" x 26"	226" x 20"
Logo Shape Ht.	26"	20"
Logo Letter Ht.	16"	13"
Letter Ht. (Lg/Sm)	19" / 15"	15" / 12"
Total S.F.	50.73	31.38
% of Facade Area <small>440" x 271" = 828 s.f.</small>	6.12%	3.78%
% of Lease Width	63.86%	51.36%

Dimensions rounded to the nearest inch

To accommodate the max square footage allowance of 32 s.f., the sign ends up visibly smaller in comparison to other signs in the area. The balance isn't there as if the sign was made too small.

Please see next page for a rendering of side by side comparison of TSO's facade next to a couple other signs at the shopping center further south down Singing Oaks.

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

**PROJECT**



**PROJECT INFO**

CLIENT: TEXAS STATE OPTICAL  
 ADDRESS: 322 SINGING OAKS  
 CITY, STATE: SPRING BRANCH, TX 78070  
 DATE: 12.20.2019  
 SALES REP: JG  
 DRAWN BY: KM

**DRAWING NUMBER**

PRO19-1616-1

**W.O. (E2) NUMBER**

#	DATE	REVISIONS	KM
1	12/26/19	REVISIONS: 24'-0" OVERALL WIDTH	
2			
3			
4			
5			
6			

**SIGNATURES**

CLIENT APPROVAL  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDLORD APPROVAL  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SALES  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**ESTIMATION**

APPROVAL \_\_\_\_\_  
 APPROVAL \_\_\_\_\_ FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.  
 APPROVAL \_\_\_\_\_ CLIENT IS RESPONSIBLE FOR SUPPLING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.  
 APPROVAL \_\_\_\_\_

**SPECIFICATION**

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

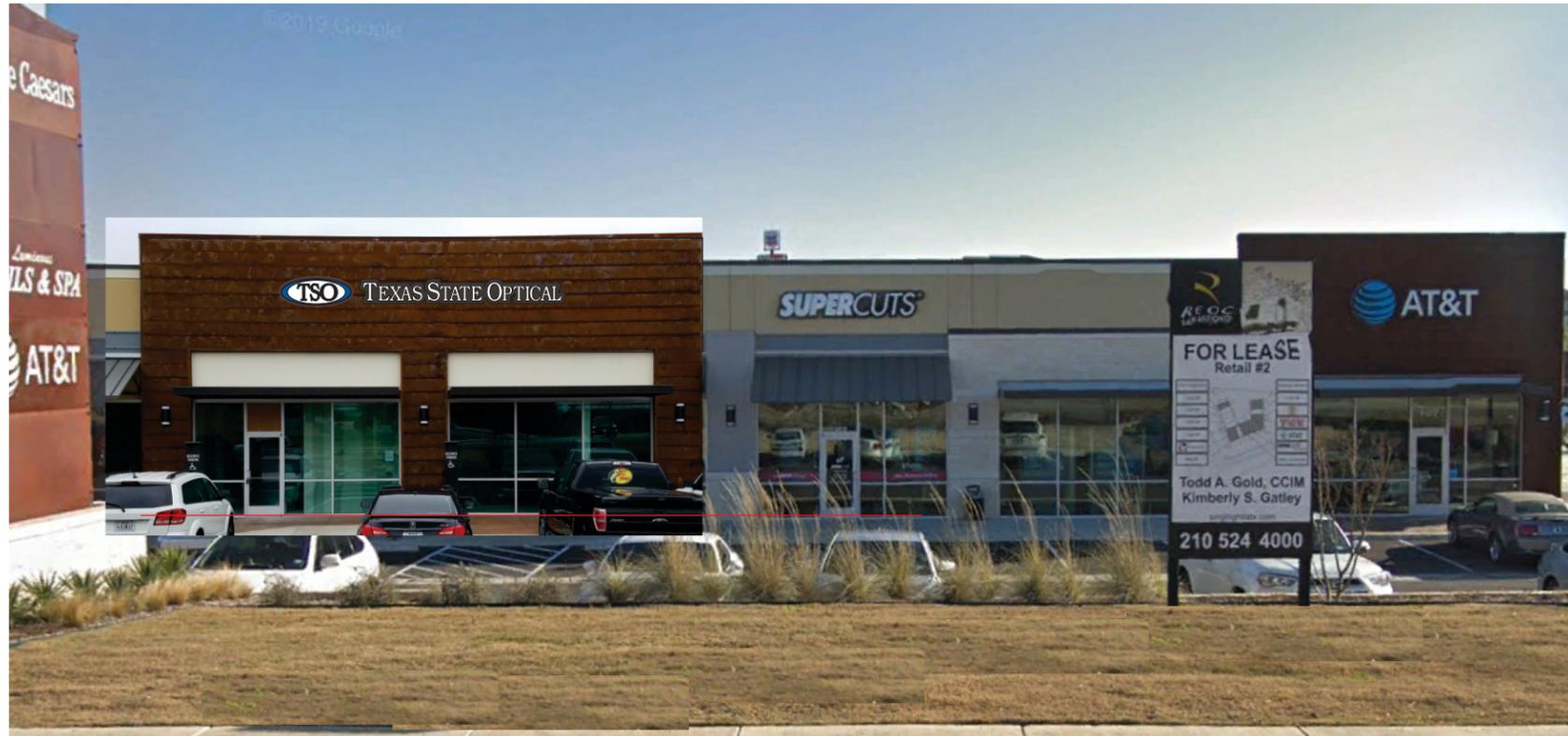
**ILLUMINATED**

120 or 277 VOLT ELECTRICAL SERVICE  
 ELECTRICAL LOAD: \_\_\_\_\_  
 20 AMP CIRCUIT(S): \_\_\_\_\_  
 CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED



As you can see, 32 sq feet isn't aesthetically pleasing or harmonious to the surrounding balance and higher visibility other signs offer.





If allowed the variance, the appearance is much more harmonious to the surrounding balance and visibility of the other signs.



# ANALYSIS

**YELLOW CIRCLE IS PROPOSED SIZE**  
The sign is visible from approx 260' from each direction About 400' of road

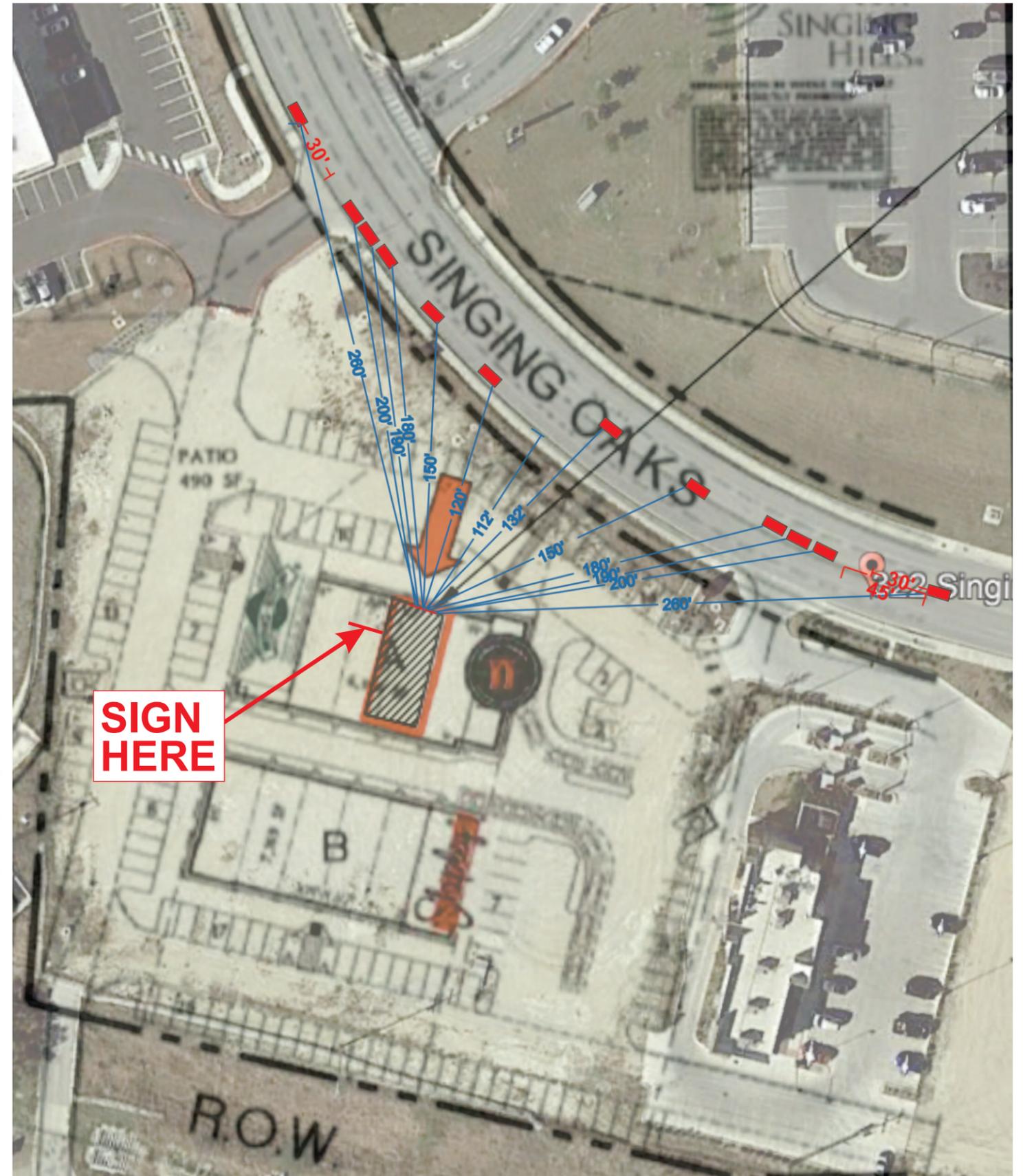
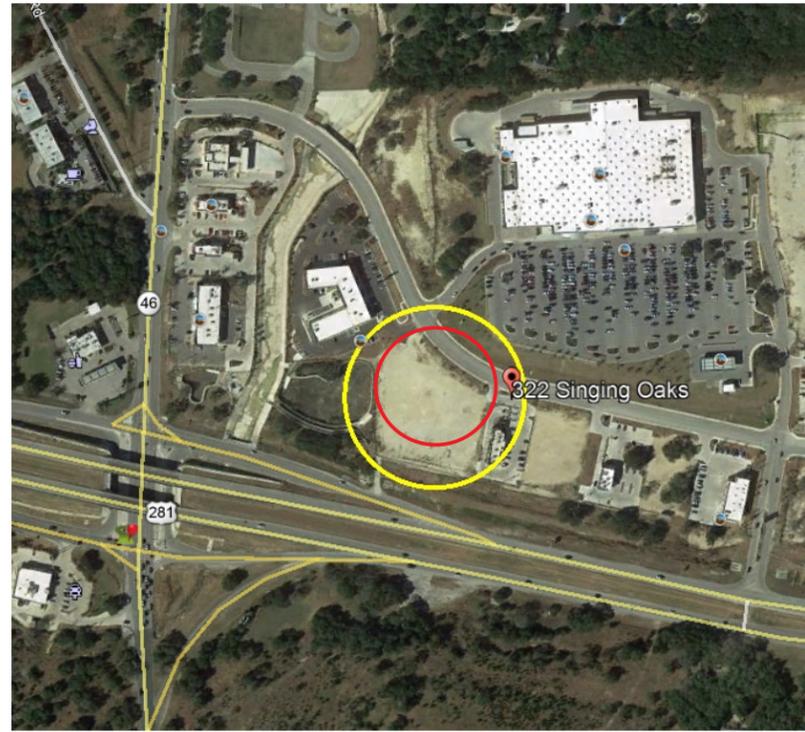
**RED CIRCLE IS CODE SIZE**  
The sign is visible from approx 200' from each direction

The code allowance leaves the largest portion of the sign (the logo) at 20", which is the size outcome when maintaining the aspect ratio for the Trademarked brand when scaled to 32 s.f. At best impact, is should be seen from 200' away. On the map, you can see that travelers from either direction will only be able to make one of the two driveways into the parking lot once they identify its location.

If the variance is granted, the logo's size outcome will be 26", which should allow for 260 ft visibility and travelers will have a fair chance of making either driveway.

The location being in the curve of the road may also impact visibilty as more attention should be paid to maintaining the vehicle when not on a straight of way.

Allowing the variance would be in the best interests of the patrons as their vision is most likely compromised in some way.



Stopping Distances for Dry Pavement/Road 1

Speed	Thinking Distance 2	Braking Distance	Overall Stopping Distance	Comparisons
20 mph	20 feet	20 feet	40 feet	
30 mph	30 feet	45 feet	75 feet	Full length of tractor/semi-trailer or articulated wagon
40 mph	40 feet	80 feet	120 feet	

Stopping Distances for Wet Pavement/Road 1

Speed	Thinking Distance 2	Possible Braking Distance	Overall Stopping Distance Can Be:	Comparisons
20 mph	20 feet	40 feet	60 feet	
30 mph	30 feet	90 feet	120 feet	
40 mph	40 feet	160 feet	200 feet	

## DISTANCE AND VISIBILITY CHART

Letter Height	Best Impact
3 inches	30 feet
4 inches	40 feet
6 inches	60 feet
8 inches	80 feet
9 inches	90 feet
10 inches	100 feet
12 inches	120 feet
15 inches	150 feet
18 inches	180 feet
24 inches	240 feet
30 inches	300 feet