



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – August 13, 2020

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL**
- 2) OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONERS**
- 3) EXECUTIVE SESSION**

Pursuant to Texas Government Code § 551.071, the Planning and Zoning Commission will meet in closed session to deliberate and consult with the City Attorney regarding Commission operations, including approval of plats, the Texas Open Meetings Act, the Texas Public Information Act, variances, and conflicts of interest.

- 4) ELECTION OF COMMISSION CHAIR AND VICE CHAIR**
- 5) APPROVAL OF MINUTES**

a. July 16, 2020, Planning and Zoning Commission meeting.

- 6) REGULAR AGENDA ITEMS**

- A. PC-19-17 (Final Plat): Consideration of a Final Plat (Revision) for Belle Oaks Ranch, Phase IV, generally located on the east side of Blanco Road approximately 1.2 miles south State Highway 46.
- B. PC-20-11 (Final Plat): Consideration of a Final Plat (Revision) for 4S Ranch Mustang Vista Phase 4 & Amenity Center# 2, generally located 1.9 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- C. VR-20-03 (Variance): Consider a request by Pape-Dawson Engineers, on behalf of H.E.B., LP, for approval of a variance to Sections 17.04.003 of the City of Bulverde Code of Ordinances, related to Cuts, at 103 Bulverde Crossing.
- D. VR-20-04 (Variance): Consider a request by Comet Signs, on behalf of H-E-B, LP, for a variance to Section 3.08.102(b)(2)(B), Section 3.08.102(b)(3)(C), and Section 3.08.102(b)(4) of the City of Bulverde Code of Ordinances at 20475 State Highway 46 W.

- 7) 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.

8) 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.

9) 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 August 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: July 16, 2020

Meeting Duration: 6:00 p.m. to 7:07 p.m.

CALL TO ORDER

Commission Members Present: Mike Romans (Chairman), Tom Hackleman (Vice-Chairman), Jim Binkley, Larry Sunn, Lindy Sisk, Dickie Lubel, Rhianna Stewart

Commission Members Absent: None

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

Approval of Minutes

- a. **Commissioner Lubel made a motion, seconded by Commissioner Binkley to approve the minutes of the May 14, 2020 meeting as amended. Motion passed 6-0. (Vice-Chairman Hackleman was not present during this motion.)**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. SUP-20-01 (Special Use Permit): Hold a public hearing and consider a request by Bullet Flooring for approval of a Special Use Permit for a Design & Install Center/Warehouse on a 1.357-acre tract of land located at 30347 Cougar Bend. ***Director Ramos presented the staff report for this agenda item. Alex Laytano, owner of Bullet Flooring, answered questions from Planning & Zoning Commissioners regarding this Special Use Permit. After questions and discussion, Commissioner Sunn made a motion, seconded by Commissioner Binkley, to recommend approval of the Special Use Permit subject to conditions suggested by staff. Motion passed unanimously 6-0. (Vice-Chairman Hackleman was not present during this motion.)***
- B. PC-20-08 (Final Plat): Consideration of a Final Plat (Revision) for 4S Ranch, Unit 7C, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane. ***Director Ramos presented the staff report for this agenda item. Bruna Spengler, a representative of Pape-Dawson Engineers, answered questions from Planning & Zoning Commissioners regarding this subdivision plat. Aaron Hernandez, a representative of Canyon Lake Water Service Company spoke in opposition to the plat being approved. After questions and discussion, Chairman Romans made a motion, seconded by Commissioner Lubel, to approve the Final Plat. Motion passed 5-2. (Vice-Chairman Hackleman and Commissioner Binkley voted against the item.)***
- C. PC-20-09 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch, Unit 8A, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane. ***Director Ramos presented the staff report for this agenda item. Bruna Spengler, a representative of Pape-Dawson Engineers, answered questions from Planning & Zoning Commissioners regarding this subdivision plat. After questions and discussion, Commissioner Sunn made a motion, seconded by Commissioner Binkley, to approve the Preliminary Plat. Motion passed unanimously 7-0.***
- D. PC-20-10 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch, Unit 9A, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

Director Ramos presented the staff report for this agenda item. Bruna Spengler, a representative of Pape-Dawson Engineers, answered questions from Planning & Zoning Commissioners regarding this subdivision plat. After questions and discussion, Vice-Chairman Hackleman made a motion, seconded by Commissioner Sisk, to approve the Preliminary Plat. Motion passed unanimously 7-0.

- E. VR-20-03 (Variance): Consider a request by Pape-Dawson Engineers, on behalf of H.E.B., LP, for approval of a variance to Sections 17.04.003 of the City of Bulverde Code of Ordinances, related to Cuts, at 104 Bulverde Crossing. *Director Ramos presented the staff report for this agenda item and noted that the applicant made a request to table the item. After questions and discussion, Commissioner Sunn made a motion, seconded by Commissioner Binkley, to table this item. Motion passed unanimously 6-0. (Vice-Chairman Hackleman recused himself from this item.)*

PUBLIC COMMENTS

- A. The three departing commissioners—Chairman Romans, Vice-Chairman Hackleman, and Commissioner Stewart—were recognized by Commissioner Sunn, who spoke on their individual skills and contributions to the Planning & Zoning Commission.
- B. On behalf of the City of Bulverde, Director Ramos presented Chairman Romans, Vice-Chairman Hackleman, and Commissioner Stewart with certificates of appreciation to honor each of them for their many years of service on the Commission.

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

Director Ramos introduced Pilar Pinto, 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 7:07 p.m. I certify that the above minutes were approved by the Commission on August 13, 2020.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-19-17
FINAL PLAT
Belle Oaks Ranch, Phase IV

MEETING DATE: August 13, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consideration of a Final Plat (Revision) for Belle Oaks Ranch, Phase IV, generally located on the east side of Blanco Road approximately 1.2 miles south State Highway 46.

APPLICANT:

Southernland Belle Oaks, LLC
110 River Crossing Blvd. Ste. 1
Spring Ranch, TX 78070

PROPERTY INFORMATION:

Owner: Southernland Belle Oaks, LLC
Legal Description: A 102.27 ACRE TRACT OF LAND, OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 209.88 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS, LLCC., OF RECORD DOCUMENT NO. 201906030616 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
Size: 102.27 acres; 62 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Belle Oaks Ranch Phase IV, for which a Development Agreement and Master Development Plan (MDP) approved in 2018.

ANALYSIS:

This proposed Final Plat is for approximately 102.27 acres of vacant property and establishes 62 single family residential lots. The density class for this plat is Medium Density.

The proposed subdivision is on the City of Bulverde Texas. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be a private facility. Electric Service provided by Pedernales Electric Cooperative, Inc.

The City of Bulverde Future Land Use plan identifies the subject area as Large Lot Residential. Large Lot Residential predominantly single-family housing on the urban fringe in large lots development Unlike Rural Living.

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 have been addressed and reviewed.

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

ATTACHMENTS:

1. Final Plat
2. Master Development Plat
3. Halff Associates Comments Memo



Halff Associates, Inc.
100 NE Loop 410, Suite 200
San Antonio, Texas 78216
(210) 798-1895
Fax (210) 798-1896

REVIEW MEMORANDUM

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

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

SUBJECT: Belle Oaks Ranch
Phase 4 Final Plat Acceptance

DATE: August 6, 2020

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 4 Final Plat, dated July 31, 2020. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.).

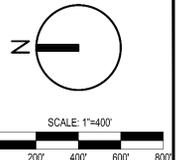
This plat had previously been accepted on 1/7/20 (plat date 10/15/19). No significant changes were noticed on the latest version of this plat (i.e. lot size, street placement). A drainage easement was removed from Lot 106, Block 10, but this was verified to be ok based on the revised floodplain inundation from the last drainage report (dated 7/1/2020). All other changes are minor (more descriptions, minor revisions in callouts).

Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of the Belle Oaks Ranch Phase 4 Final Plat.

Date: Feb 10, 2020, 5:17pm User: D:\gk

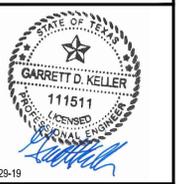
Z:\PROJECTS\2020 - Belle Oaks Ranch\MDP-01 - Amendment 1\20200113\MASTER DEVELOPMENT PLAN.dwg

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



LAND USE SUMMARY
 PROPERTY ACREAGE: 854.51
 LOT COUNT: 613
 DENSITY: 613 (LOTS) / 854.51 (ACRES) = 0.72 EDU/ACRE
 LENGTH OF ROAD CENTERLINE [L.F.]: 52,111'
 DRAINAGE AREA: 35.79 ACRES
 PARKLAND AREA: 43.72 ACRES

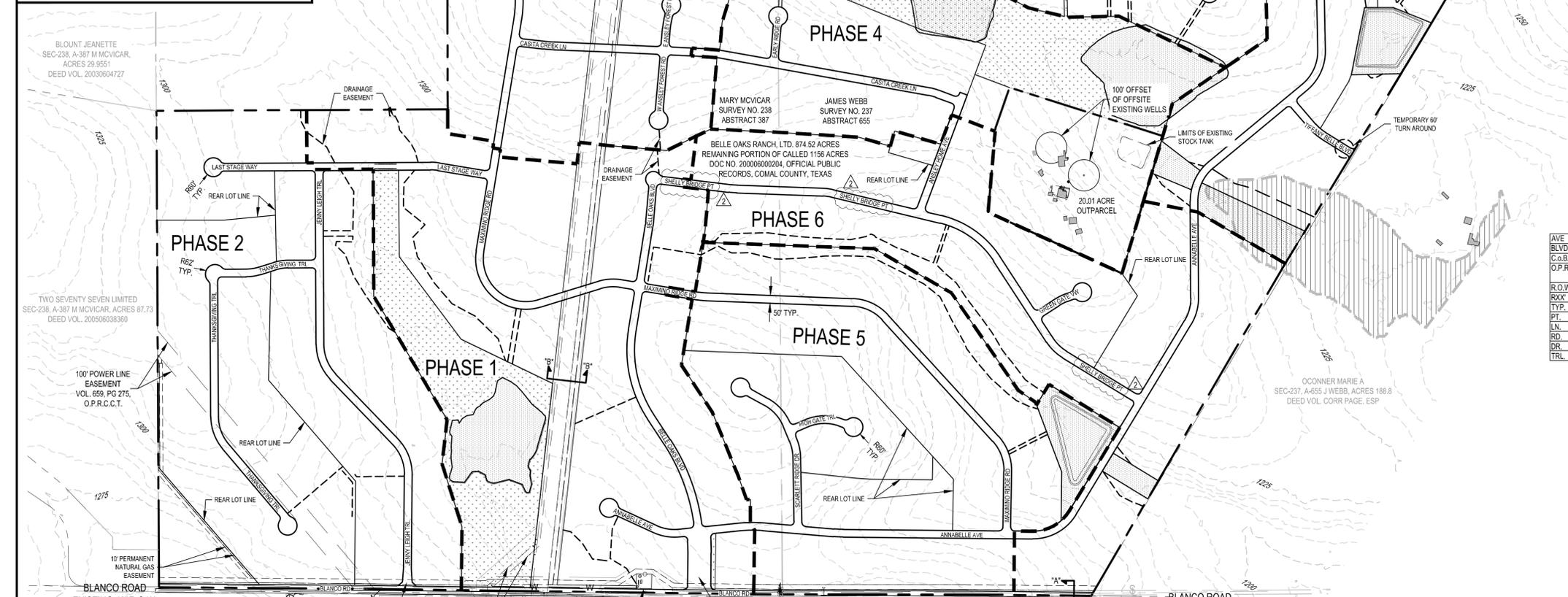
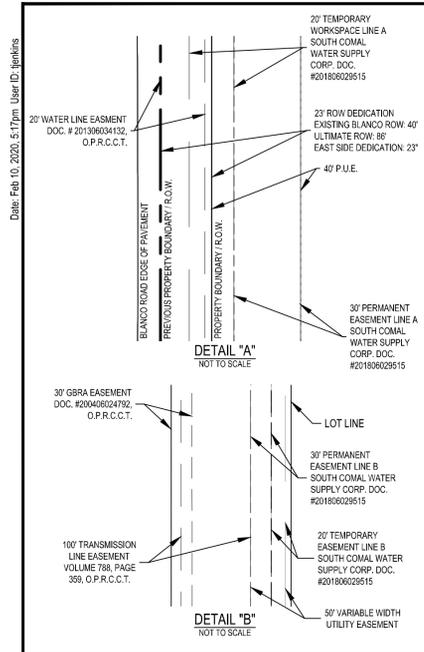
- NOTES:**
1. A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BULVERDE AND THE PROPERTY OWNER WAS SIGNED INTO EFFECT ON JANUARY 9, 2018, AND RECORDED AS DOCUMENT NO. 201806001658, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 2. ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS LOCAL RURAL ROADS AND HAVE BEEN DESIGNED FOR A 25 MPH SPEED LIMIT.
 3. A PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD ZONE 'A' AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009.
 4. THE BELLE OAKS RANCH SUBDIVISION LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 5. THERE ARE NO PROPOSED COLLECTORS OR THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
 6. STREET NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEER'S OFFICE. STREET NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED. ABBREVIATION TABLE PROVIDED FOR REFERENCE ONLY.
 7. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CANYON LAKE WATER SERVICE COMPANY, ELECTRIC: PEDERNALS ELECTRIC COOPERATIVE, COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE, GAS: ENERTEX, SANITARY SEWER: ON-SITE SEWAGE FACILITIES.
 8. PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 8 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
 9. THE CITY OF BULVERDE MINIMUM FRONT BUILDING SETBACK IS 40' AND A MINIMUM REAR AND SIDE BUILDING SETBACK OF 20'. EACH LOT IS SUBJECT TO ADDITIONAL POA BUILDING SETBACK RESTRICTIONS.



REVISIONS:

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|-----------------------------|
| UTILITY ASSIGNMENT REVISION |
| STREET NAME CORRECTION |
| SHELLY BRIDGE PT |

MATKINHOOVER ENGINEERING & SURVEYING
 3303 SHELL BROAD SUITE 100
 BOERNE, TEXAS 78006
 CONTACT: 817.266.2244
 WWW.MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400



LOT DETAIL TABLE

| PHASE | ACREAGE | LF OF ROAD | RESIDENTIAL LOTS |
|-------|---------|------------|------------------|
| 1 | 133.04 | 7,245 | 68 |
| 2 | 111.96 | 6,052 | 66 |
| 3 | 107.61 | 6,459 | 78 |
| 4 | 102.28 | 5,206 | 62 |
| 5 | 101.00 | 6,759 | 82 |
| 6 | 91.91 | 7,082 | 74 |
| 7 | 93.26 | 6,286 | 80 |
| 8 | 113.45 | 7,022 | 63 |
| TOTAL | 834.51 | 52,111 | 613 |

ABBREVIATIONS

| | |
|--------------|--|
| AVE | AVENUE |
| BLVD | BOULEVARD |
| C.&B. | CITY OF BULVERDE |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS |
| R.O.W. | RIGHT OF WAY |
| ROCK | RADIUS |
| TYP. | TYPICAL |
| PT. | POINT |
| LN. | LANE |
| RD. | ROAD |
| DR. | DRIVE |
| TRL. | TRAIL |

PROPERTY BOUNDARY

EXISTING 25' CONTOUR

EXISTING 5' CONTOUR

ADJOINING PROPERTY LINE

100 YEAR FEMA ZONE A

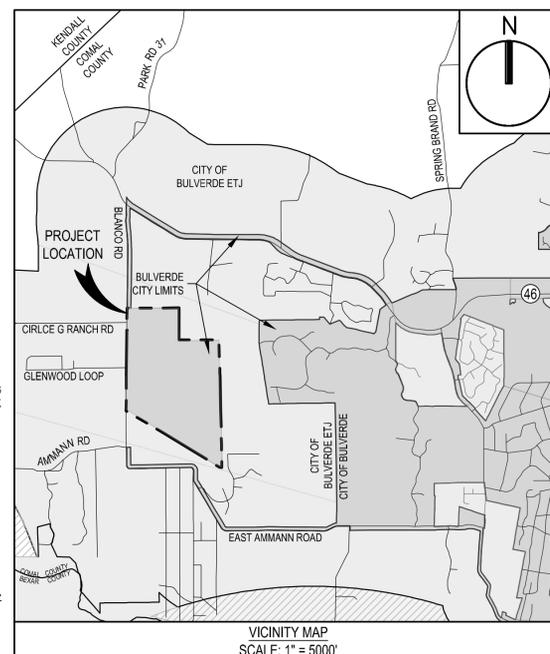
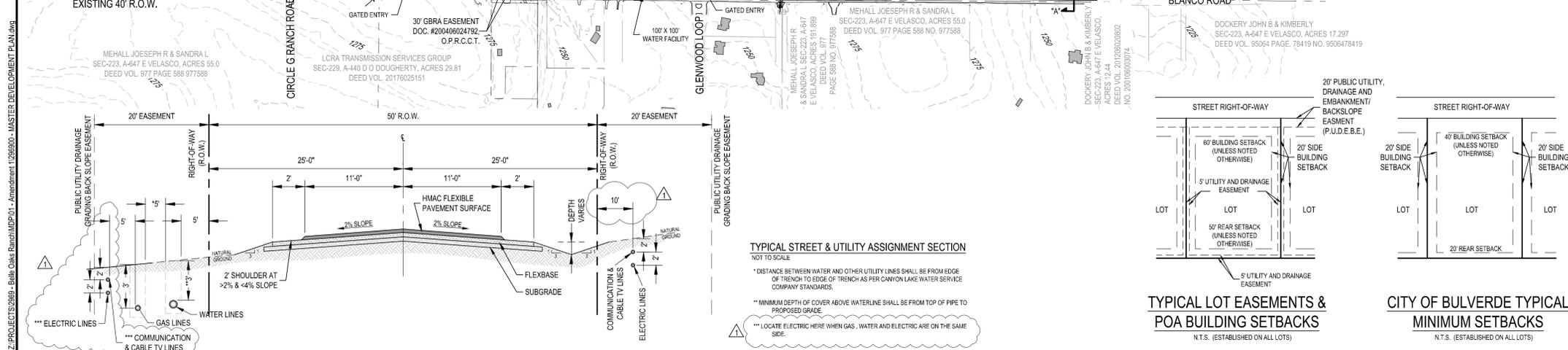
PROPOSED PARKLAND AREA

PRELIMINARY STORMWATER MANAGEMENT AREA

PROPOSED DRAINAGE EASEMENT

PROPOSED PHASING BOUNDARY

REAR LOT LINES



MASTER DEVELOPMENT PLAN
 FOR
BELLE OAKS RANCH
 BULVERDE, TEXAS

CS100

| | |
|--------------|---------|
| JOB NO. | 2989.00 |
| DESIGNED BY: | KWH |
| DRAWN BY: | RRA |
| CHECKED BY: | GDK |
| SHEET NO. | |

NOTES:

1. ACREAGE OF SUBDIVISION = 102.27 ACRES, THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.66 A/C/L.O.
2. NO LOTS IN PHASE IV ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN/HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201806001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOTS 910, 911 AND 912 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOTS 1004A AND 1004B IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOTS 1004A AND 1004B SHALL BE OWNED AND MAINTAINED BY THE POA. ALL STREETS WITHIN LOTS 1004A AND 1004B WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOT OWNERS AND SUCCESSORS WITHIN THE SUBDIVISION.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. BELLE OAKS RANCH PHASE IV DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

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", "OVERHANGS 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-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

A 102.27 ACRE TRACT OF LAND, OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 209.88 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS, LLC., OF RECORD IN DOCUMENT NO. 201906030616 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 62

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE IV IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

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

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

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

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

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

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

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201906030616 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE IV.

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

I, HONORABLE BOBBIE KOEPP, COUNTY CLERK FOR COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 20____, AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D., 20____ AT ____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN

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

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

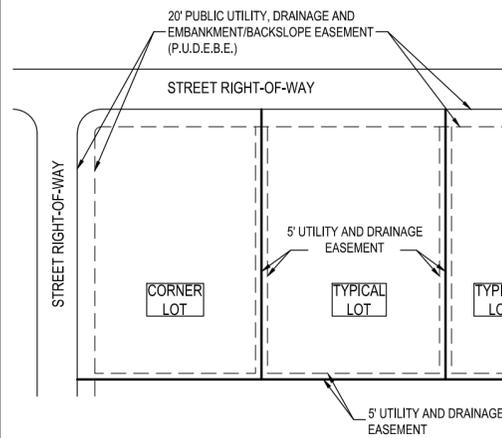
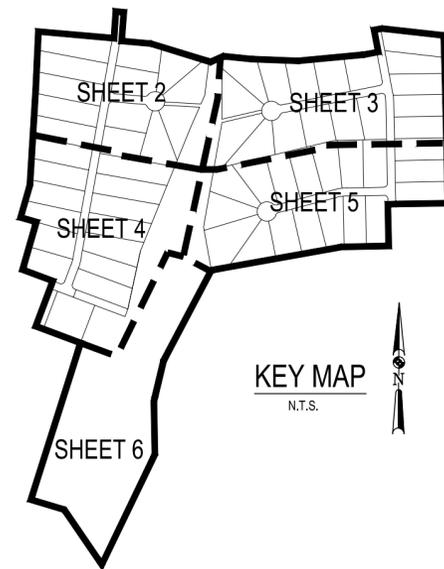
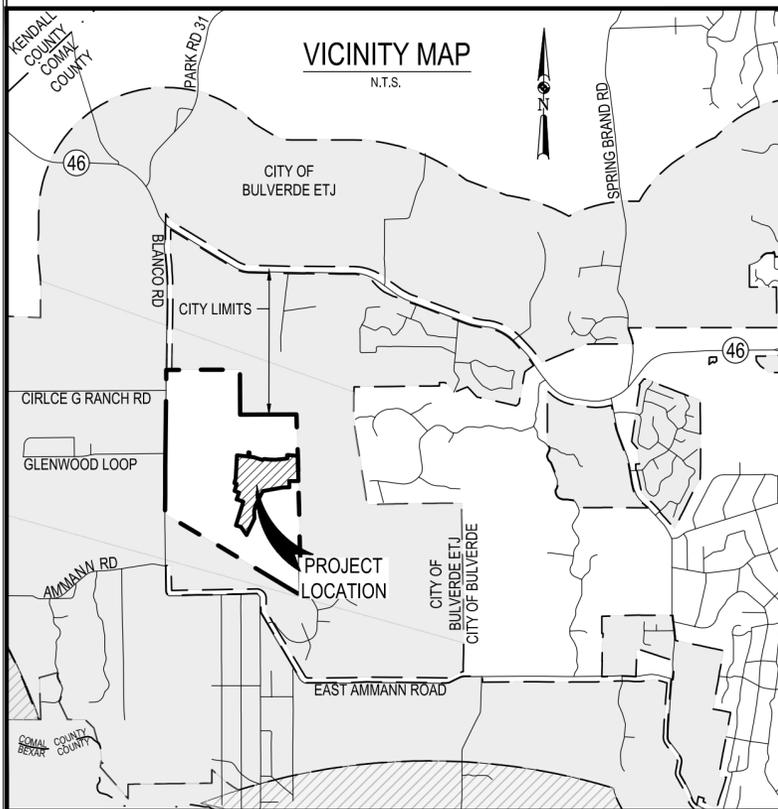
COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

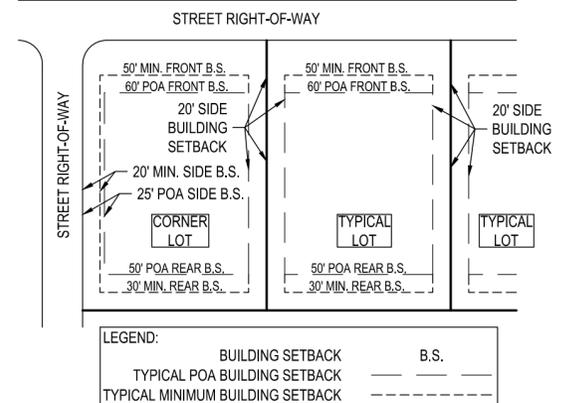
THIS PLAT OF BELLE OAKS RANCH, PHASE IV HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON



TYPICAL LOT EASEMENTS
N.T.S. (ESTABLISHED ON ALL LOTS)



BUILDING SETBACKS
N.T.S. (ESTABLISHED ON ALL LOTS)

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

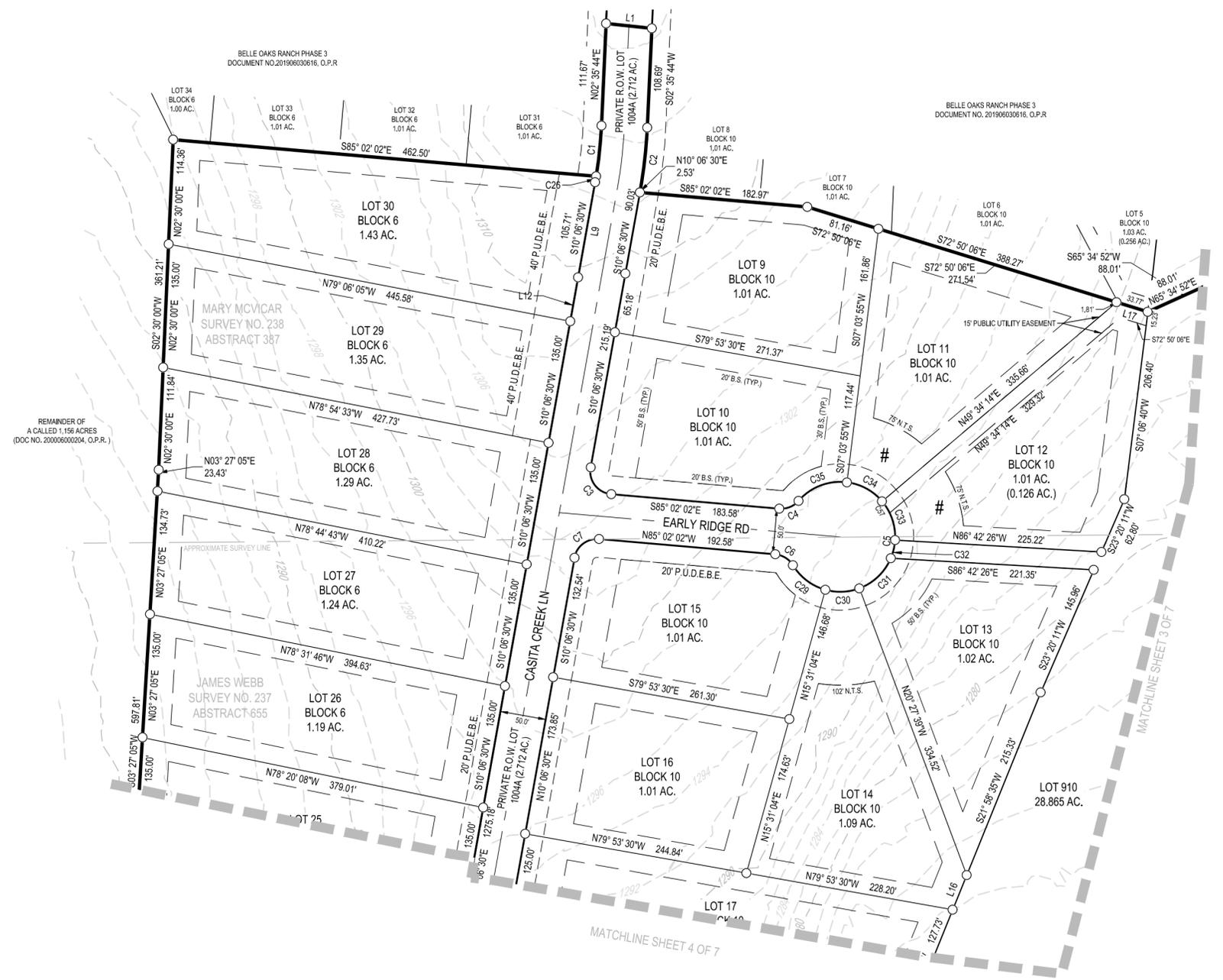
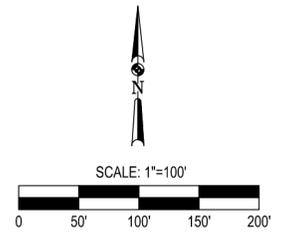
SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

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

MATKIN HOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.866.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITAL DATE: NOVEMBER 18, 2019
PRINT/REVISION DATE: JULY 31, 2020

MHE JOB NO. - 2969.04
MHS JOB NO. - 17-4180



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 10" WOOD POST
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
 - ▨ DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE OPEN SPACE LOT 910 LOCATED BETWEEN LOTS 12 & 13, BLOCK 10.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

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

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

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

MATKINHOOVER
 ENGINEERING & SURVEYING

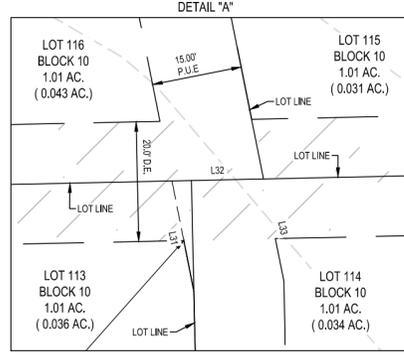
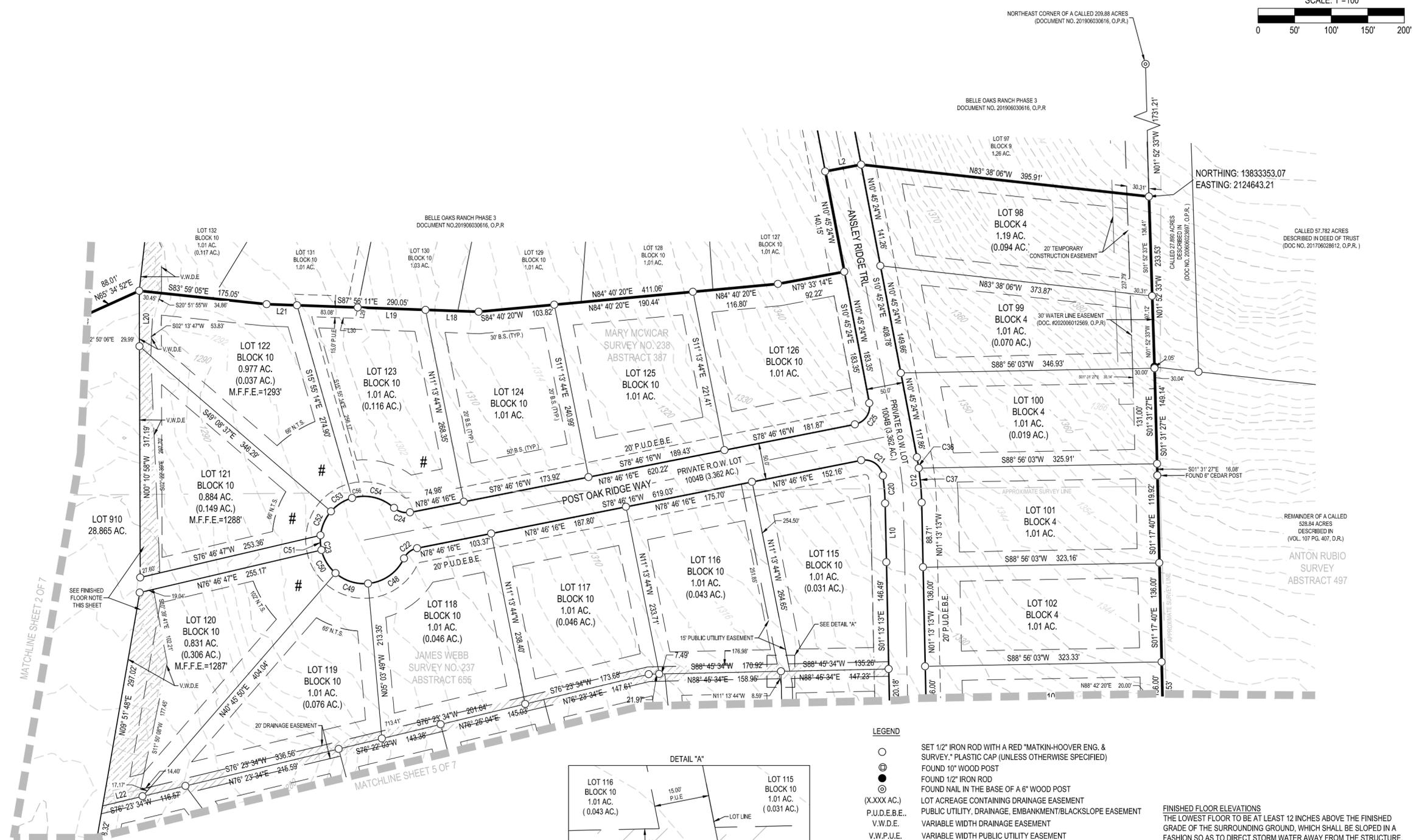
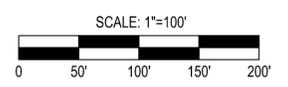
8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: (830) 249-0600
 CONTACT@MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

3300 SHELL ROAD SUITE 3
 GREGG TOWN, TEXAS 78628
 OFFICE: (512) 868-2244

SUBMITTAL DATE: NOVEMBER 18, 2019
 PRINT/REVISION DATE: JULY 31, 2020

MHE JOB NO. - 2969.04
 MHS JOB NO. - 17-4180

SHEET 2 OF 7



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊙ FOUND 10" WOOD POST
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
 - DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE OPEN SPACE LOT 910 LOCATED BETWEEN LOTS 120 & 121, BLOCK 10.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

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

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

AGENT/PREPARER:
 MATKIN HOOVER
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 C/O GARRETT D. KELLER, P.E.
 8 SPENCER ROAD, SUITE 100
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 OFF: (830) 249-0600
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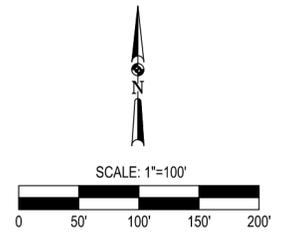
MATKINHOOVER
 ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600
 CONTACT@MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

3300 SHELL ROAD SUITE 3
 GREGG TOWN, TEXAS 78628
 OFFICE: 512.868.2244

SUBMITTAL DATE: NOVEMBER 18, 2019
 PRINT/REVISION DATE: JULY 31, 2020

MHE JOB NO. - 2969.04
 MHS JOB NO. - 17-4180



REMAINDER OF
A CALLED 1.156 ACRES
(DOC NO. 20000600204, O.P.R.)

REMAINDER OF
A CALLED 1.156 ACRES
(DOC NO. 20000600204, O.P.R.)

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 10" WOOD POST
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- D.R. DEED RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- R.O.W. RIGHT-OF-WAY
- B.S. BUILDING SETBACK
- N.T.S. NON TYPICAL SETBACK
- (TYP.) TYPICAL
- CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
- ▨ DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

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

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

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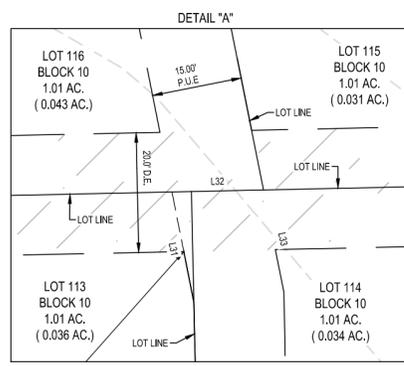
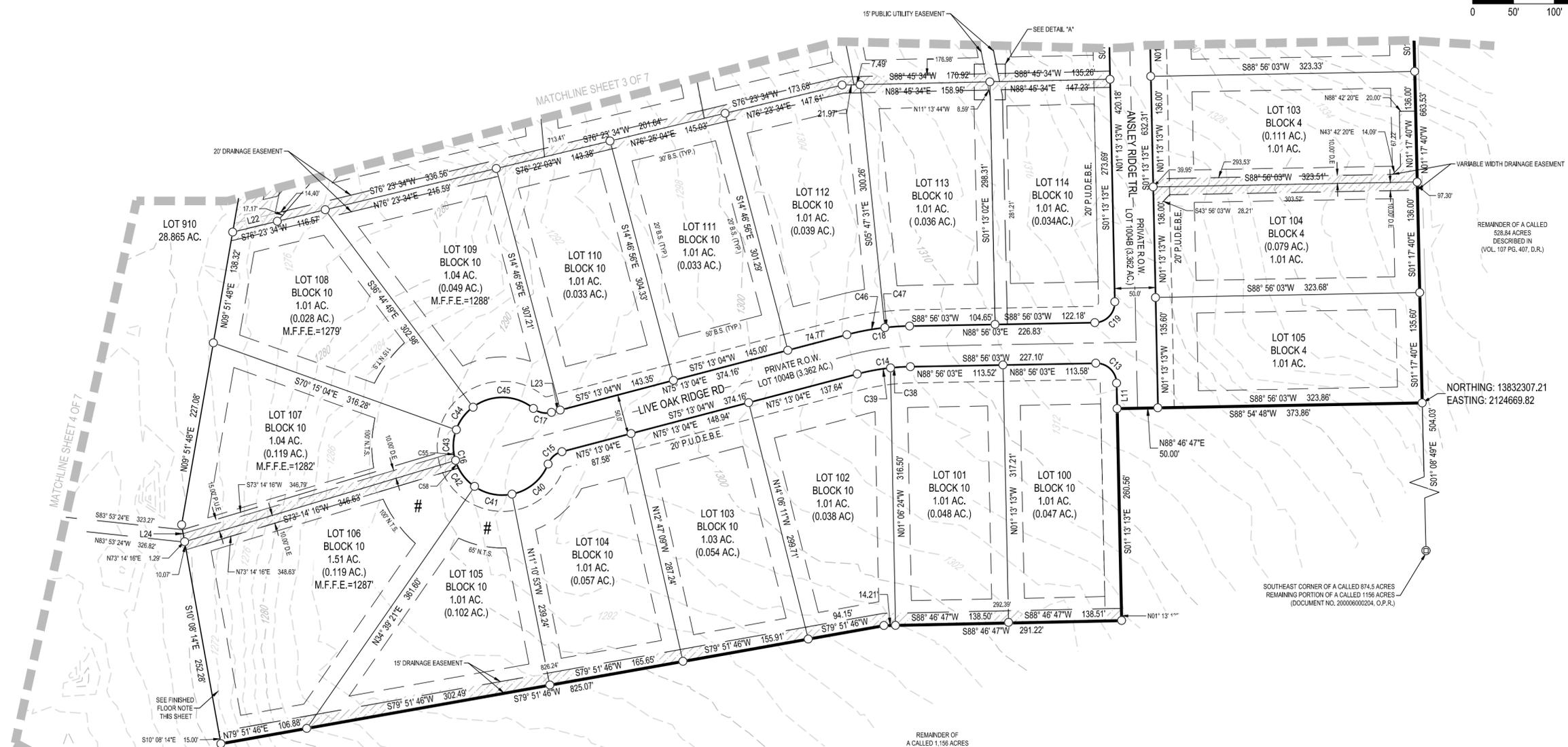
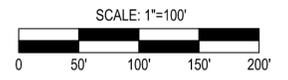
MATKINHOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-4000

SUBMITTAL DATE: NOVEMBER 18, 2019
PRINT/REVISION DATE: JULY 31, 2020

MHE JOB NO. - 2969.04
MHS JOB NO. - 17-4180



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊕ FOUND 10" WOOD POST
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
 - ▨ DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE DRAINAGE EASEMENT OF THE COMMON LOT LINE BETWEEN LOT 106 & LOT 107, BLOCK 10.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

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

SURVEYOR:
 MATKIN HOOVER
 ENGINEERING & SURVEYING
 C/O KYLE L. PRESSLER, R.P.L.S.
 8 SPENCER ROAD, SUITE 300
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 KYLE.PRESSLER@MATKINHOOVER.COM

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

MATKIN HOOVER
 ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: (830) 249-0600
 CONTACT@MATKINHOOVER.COM

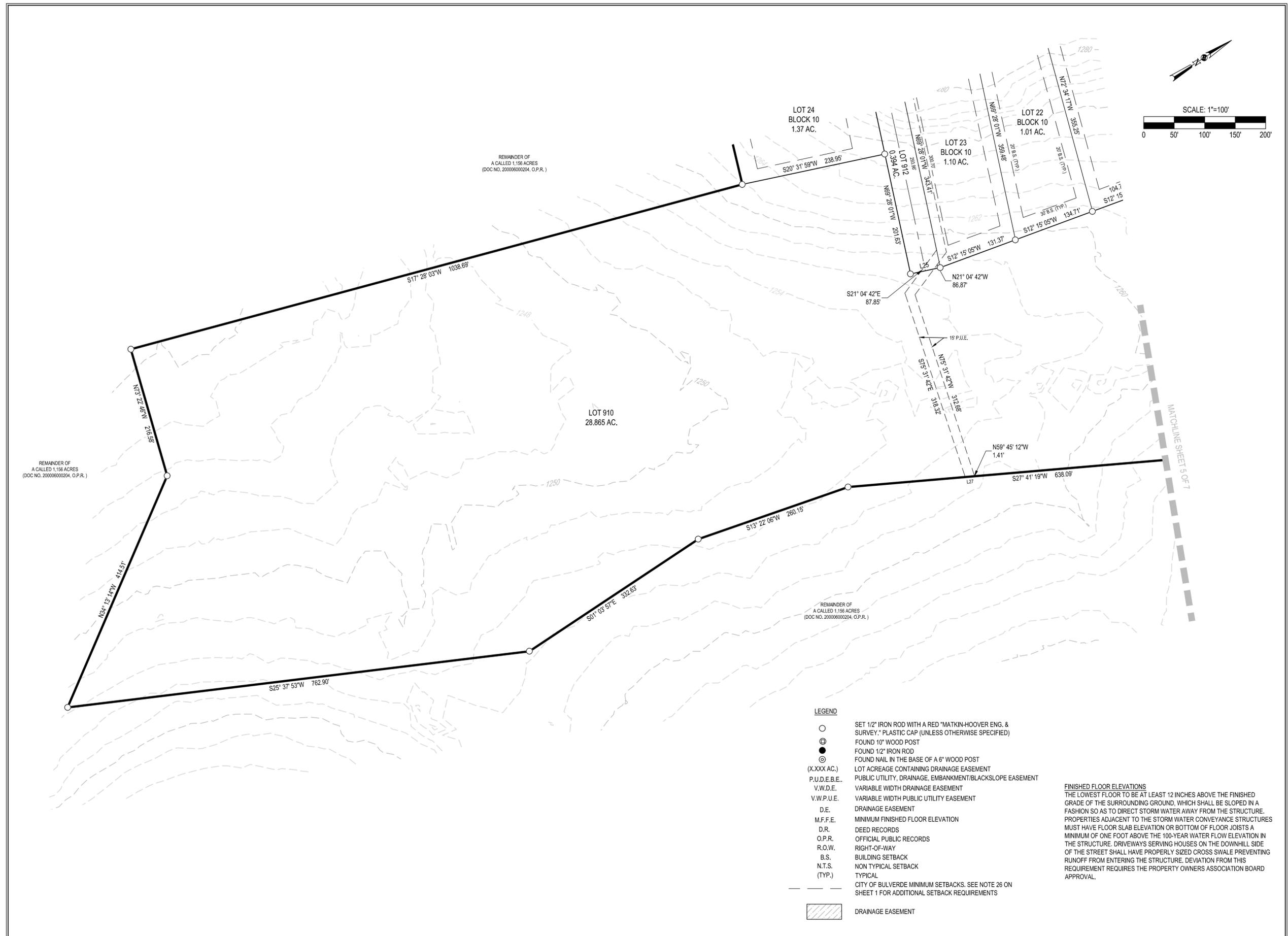
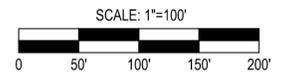
3303 SHELL ROAD SUITE 3
 GEORGETOWN, TEXAS 78628
 OFFICE: (512) 866-2244

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

SUBMITTAL DATE: NOVEMBER 18, 2019
 PRINT/REVISION DATE: JULY 31, 2020

MHE JOB NO. - 2969.04
 MHS JOB NO. - 17-4180

SHEET 5 OF 7



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 10" WOOD POST
 - ⊙ FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
 -  DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

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

SURVEYOR:
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AGENT/PREPARER:
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: NOVEMBER 18, 2019
 PRINT/REVISION DATE: JULY 31, 2020

MHE JOB NO. - 2969.04
 MHS JOB NO. - 17-4180

SHEET 6 OF 7

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S83° 59' 35"E | 50.09' |
| L2 | N79° 14' 36"E | 50.00' |
| L3 | N84° 58' 18"W | 21.79' |
| L4 | S20° 31' 59"W | 105.00' |
| L5 | S69° 28' 01"E | 10.00' |
| L6 | S20° 31' 59"W | 50.00' |
| L7 | N20° 31' 59"E | 50.00' |
| L8 | N20° 31' 59"E | 109.77' |
| L9 | S10° 06' 30"W | 105.71' |
| L10 | N01° 13' 13"W | 80.79' |
| L11 | N01° 13' 13"W | 31.34' |
| L12 | S10° 06' 30"W | 48.69' |
| L13 | N03° 27' 05"E | 34.65' |
| L14 | S20° 31' 59"W | 4.77' |
| L15 | S21° 58' 35"W | 56.86' |
| L16 | S21° 58' 35"W | 40.80' |
| L17 | S72° 50' 06"E | 35.58' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L18 | S87° 56' 11"E | 72.60' |
| L19 | N87° 56' 11"W | 92.74' |
| L20 | N00° 10' 58"W | 76.12' |
| L21 | N87° 56' 11"W | 41.62' |
| L22 | N76° 23' 34"E | 56.29' |
| L23 | N75° 13' 04"E | 11.04' |
| L24 | N10° 08' 14"W | 21.03' |
| L25 | S20° 31' 59"W | 50.00' |
| L26 | N10° 05' 06"E | 15.00' |
| L27 | S27° 41' 19"W | 15.02' |
| L28 | N20° 31' 59"E | 15.00' |
| L29 | N11° 19' 37"E | 15.20' |
| L30 | S87° 56' 11"E | 60.00' |
| L31 | N11° 13' 44"W | 18.74' |
| L32 | N88° 45' 34"E | 15.23' |
| L33 | S11° 13' 44"E | 17.41' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 475.00' | 55.72' | 6°43'17" | N05° 57' 27"E | 55.69' |
| C2 | 525.00' | 68.84' | 7°30'47" | S06° 21' 07"W | 68.79' |
| C3 | 25.00' | 41.51' | 95°08'33" | S37° 27' 46"E | 36.91' |
| C4 | 25.00' | 23.55' | 53°58'05" | N67° 58' 55"E | 22.69' |
| C5 | 60.00' | 301.53' | 287°56'10" | S04° 57' 58"W | 70.59' |
| C6 | 25.00' | 23.55' | 53°58'05" | N58° 03' 00"W | 22.69' |
| C7 | 25.00' | 37.03' | 84°51'27" | S52° 32' 14"W | 33.73' |
| C8 | 325.00' | 59.13' | 10°25'29" | S15° 19' 15"W | 59.05' |
| C9 | 25.00' | 39.27' | 90°00'00" | S24° 28' 01"E | 35.36' |
| C10 | 25.00' | 39.27' | 90°00'00" | N65° 31' 59"E | 35.36' |
| C11 | 275.00' | 50.03' | 10°25'29" | N15° 19' 15"E | 49.97' |
| C12 | 375.00' | 62.42' | 9°32'11" | S05° 59' 19"E | 62.34' |
| C13 | 25.00' | 39.20' | 89°50'44" | N46° 08' 35"W | 35.31' |
| C14 | 275.00' | 65.83' | 13°42'58" | S82° 04' 34"W | 65.68' |
| C15 | 25.00' | 23.55' | 53°58'05" | S48° 14' 02"W | 22.69' |
| C16 | 60.00' | 301.53' | 287°56'10" | N14° 46' 56"W | 70.59' |
| C17 | 25.00' | 23.55' | 53°58'05" | S77° 47' 53"E | 22.69' |
| C18 | 325.00' | 77.80' | 13°42'58" | N82° 04' 34"E | 77.62' |
| C19 | 25.00' | 39.34' | 90°09'16" | N43° 51' 25"E | 35.40' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C20 | 325.00' | 38.13' | 6°43'22" | N04° 34' 54"W | 38.11' |
| C21 | 25.00' | 40.70' | 93°17'09" | N54° 35' 10"W | 36.35' |
| C22 | 25.00' | 23.55' | 53°58'05" | S51° 47' 13"W | 22.69' |
| C23 | 60.00' | 301.53' | 287°56'10" | N11° 13' 44"W | 70.59' |
| C24 | 25.00' | 23.55' | 53°58'05" | S74° 14' 41"E | 22.69' |
| C25 | 25.00' | 39.06' | 89°31'40" | N34° 00' 26"E | 35.21' |
| C26 | 475.00' | 6.56' | 0°47'30" | S09° 42' 45"W | 6.56' |
| C27 | 275.00' | 14.43' | 3°00'23" | S11° 36' 42"W | 14.43' |
| C28 | 275.00' | 35.60' | 7°25'05" | S16° 49' 26"W | 35.58' |
| C29 | 60.00' | 45.47' | 43°24'59" | N52° 46' 26"W | 44.39' |
| C30 | 60.00' | 37.68' | 35°58'43" | S87° 31' 43"W | 37.06' |
| C31 | 60.00' | 48.98' | 46°46'30" | S46° 09' 06"W | 47.63' |
| C32 | 60.00' | 20.39' | 19°28'16" | S13° 01' 42"W | 20.29' |
| C33 | 60.00' | 45.79' | 43°43'20" | S18° 34' 06"E | 44.68' |
| C34 | 60.00' | 44.51' | 42°30'19" | S61° 40' 55"E | 43.50' |
| C35 | 60.00' | 58.71' | 56°04'03" | N69° 01' 54"E | 56.40' |
| C36 | 375.00' | 14.99' | 2°17'25" | S09° 36' 42"E | 14.99' |
| C37 | 375.00' | 47.43' | 7°14'46" | S04° 50' 36"E | 47.39' |
| C38 | 275.00' | 24.39' | 5°04'51" | S86° 23' 37"W | 24.38' |

| CURVE TABLE | | | | | |
|-------------|---------|--------|-----------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C39 | 275.00' | 41.45' | 8°38'08" | S79° 32' 08"W | 41.41' |
| C40 | 60.00' | 60.29' | 57°34'08" | S50° 02' 03"W | 57.78' |
| C41 | 60.00' | 48.00' | 45°50'14" | N78° 15' 46"W | 46.73' |
| C42 | 60.00' | 40.40' | 38°34'55" | N36° 03' 12"W | 39.64' |
| C43 | 60.00' | 38.23' | 36°30'41" | N01° 29' 36"E | 37.59' |
| C44 | 60.00' | 35.09' | 33°30'15" | N36° 30' 04"E | 34.59' |
| C45 | 60.00' | 79.52' | 75°55'58" | S88° 46' 49"E | 73.82' |
| C46 | 325.00' | 47.41' | 8°21'30" | N79° 23' 49"E | 47.37' |
| C47 | 325.00' | 30.39' | 5°21'28" | N86° 15' 19"E | 30.38' |
| C48 | 60.00' | 62.97' | 60°08'00" | S54° 52' 11"W | 60.12' |
| C49 | 60.00' | 47.99' | 45°49'39" | N72° 08' 59"W | 46.72' |
| C50 | 60.00' | 37.72' | 36°00'57" | N31° 13' 41"W | 37.10' |
| C51 | 60.00' | 20.39' | 19°28'16" | N03° 29' 05"W | 20.29' |
| C52 | 60.00' | 36.24' | 34°36'20" | N23° 33' 13"E | 35.69' |
| C53 | 60.00' | 34.79' | 33°13'22" | N57° 28' 05"E | 34.31' |
| C54 | 60.00' | 61.43' | 58°39'35" | S76° 35' 26"E | 58.78' |
| C55 | 60.00' | 15.16' | 14°28'39" | S09° 31' 25"E | 15.12' |
| C56 | 60.00' | 15.16' | 14°28'39" | N81° 19' 05"E | 15.12' |
| C57 | 60.00' | 15.16' | 14°28'39" | S33° 11' 26"E | 15.12' |
| C58 | 60.00' | 25.21' | 24°04'18" | N14° 19' 14"W | 25.02' |

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

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

SURVEYOR:
MATKIN HOOVER
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AGENT/PREPARER:
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SUBMITTAL DATE: NOVEMBER 18, 2019
PRINT/REVISION DATE: JULY 31, 2020

MHE JOB NO. - 2969.04
MHS JOB NO. - 17-4180



PLANNING AND ZONING COMMISSION ITEM:
PC-20-11
FINAL PLAT
4S RANCH MUSTANG VISTA PHASE 4 &
AMENITY CENTER # 2

MEETING DATE: July 28, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consideration of a Final Plat (Revision) for 4S Ranch Mustang Vista Phase 4 & Amenity Center # 2, generally located 1.9 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes of Texas Land and Construction, LTD
1922 Dry Creek Way, Ste. 101
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: 8.959 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD IN DEED RECORDED IN DOCUMENT 201506007928 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.
Size: 8.959 acres; 2 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed Final Plat for 4S Ranch Mustang Vista Phase 4 & Amenity Center # 2, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 8.959 acres of vacant property and establishes 2 lots. The lot 900, Block 40 is designated as an Open Space and as a Landscape, Drainage, Sewer, Water, Gas, Electric, Telephone and Cable TV Easement and the lot 1, Block 40 is designated for the Amenity Center.

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Services provided by CPS Energy

The proposed subdivision lies completely outside of the City Limits. The 1% annual chance (100-year) FLOODPLAIN limits in this subdivision (Lot 901 OPEN SPACE – Block 32) were delineated based on an conditional letter of map revision (CLOMR) study prepared by Pape-Dawson Engineering, Inc. and approved by FEMA on February 26, 2019 (Case No. 19-06-0091R).

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.

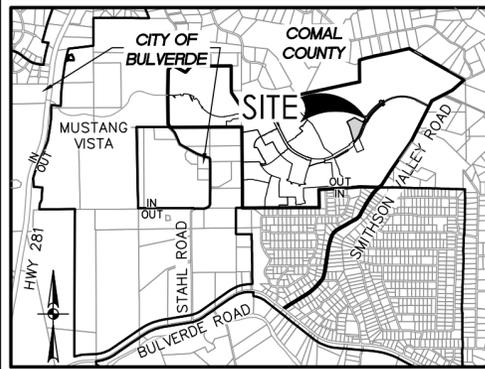
STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

1. Final Plat
2. Master Development Plat
3. Halff Associates Comments Memo



LOCATION MAP
NOT-TO-SCALE

CLOMR NOTE:

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

MINIMUM FINISHED FLOOR ELEVATION NOTE:

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

OPEN SPACE NOTE:

LOT 900, BLOCK 40, IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

DETENTION AND RETENTION FACILITIES NOTE:

THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.

**SUBDIVISION PLAT
OF
MUSTANG VISTA PHASE 4 &
AMENITY CENTER #2**

A 8.96 ACRE TRACT OF LAND OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GBRA NOTES:

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN MUSTANG VISTA PHASE IV IS 1023 LINEAR FEET.
- MUSTANG VISTA PHASE IV & AMENITY CENTER #2 LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS
COUNTY OF COMAL

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

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

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ERIC J. SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ERIC J. SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR, #6527
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N30°10'49"E | 11.35' |
| L2 | S59°49'11"E | 21.00' |
| L3 | S26°36'23"E | 79.88' |
| L4 | N66°23'01"W | 14.01' |
| L5 | N59°49'11"W | 10.00' |
| L6 | N30°10'49"E | 10.00' |
| L7 | N59°49'11"W | 33.68' |
| L8 | S59°49'11"E | 33.68' |
| L9 | N30°10'49"E | 10.00' |
| L10 | S59°49'11"E | 10.00' |
| L11 | N39°53'04"W | 10.00' |
| L12 | N50°06'56"E | 10.00' |
| L13 | N39°53'04"W | 33.77' |
| L14 | S39°55'40"E | 36.19' |
| L15 | N50°06'56"E | 10.00' |
| L16 | S39°53'04"E | 10.00' |
| L17 | S35°50'14"E | 14.00' |
| L18 | S33°27'01"E | 43.00' |
| L19 | N66°22'45"W | 43.00' |
| L20 | N16°37'06"W | 200.92' |
| L21 | S7°29'11"W | 169.08' |

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L22 | N82°30'49"W | 21.00' |
| L23 | N64°52'31"E | 66.51' |
| L24 | N66°23'01"W | 14.01' |
| L25 | S35°50'19"E | 14.00' |
| L26 | S39°53'04"E | 10.00' |
| L27 | S50°07'16"W | 10.00' |
| L28 | S39°53'04"E | 17.61' |
| L29 | N39°53'04"W | 20.26' |
| L30 | S50°06'56"W | 10.00' |
| L31 | N39°53'04"W | 10.00' |
| L32 | S56°15'08"E | 85.21' |
| L33 | S33°44'52"W | 21.00' |
| L34 | N56°15'08"W | 44.67' |
| L35 | S59°49'11"E | 11.09' |
| L36 | N59°49'11"W | 11.09' |
| L37 | S39°53'05"E | 11.00' |
| L38 | S39°55'40"E | 10.22' |
| L39 | S35°52'00"E | 43.00' |
| L40 | S39°53'04"E | 11.00' |
| L41 | N39°53'04"W | 10.79' |
| L42 | N27°29'34"W | 99.01' |

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|----------|-----------|---------------|---------|---------|
| C1 | 1543.00' | 0°55'21" | N23°09'34"E | 24.84' | 24.84' |
| C2 | 1543.00' | 1°51'24" | N24°32'57"E | 50.00' | 50.00' |
| C3 | 1557.00' | 3°03'48" | N26°59'33"E | 83.23' | 83.24' |
| C4 | 200.00' | 1°29'56" | N59°04'13"W | 5.23' | 5.23' |
| C5 | 200.00' | 1°29'56" | S60°34'10"E | 5.23' | 5.23' |
| C6 | 1557.00' | 18°16'45" | N40°58'34"E | 494.63' | 496.73' |
| C7 | 200.00' | 1°30'09" | N39°08'00"W | 5.24' | 5.24' |
| C8 | 200.00' | 1°01'56" | S40°24'02"E | 3.60' | 3.60' |
| C9 | 1257.00' | 0°57'14" | N54°05'50"E | 20.93' | 20.93' |
| C10 | 1243.00' | 1°55'39" | N55°35'10"E | 41.81' | 41.81' |
| C11 | 1200.00' | 2°23'14" | S55°21'22"W | 50.00' | 50.00' |
| C12 | 1200.00' | 4°02'49" | S52°08'21"W | 84.74' | 84.76' |
| C13 | 1500.00' | 26°29'41" | S36°52'06"W | 687.47' | 693.63' |
| C14 | 1543.00' | 1°12'02" | S22°05'53"W | 32.33' | 32.33' |
| C15 | 1157.00' | 21°58'50" | S32°29'17"W | 441.15' | 443.86' |
| C16 | 1457.00' | 24°31'41" | N37°51'05"E | 618.99' | 623.74' |
| C17 | 1157.00' | 4°32'26" | N52°23'09"E | 91.67' | 91.69' |
| C18 | 1143.00' | 0°38'45" | S54°20'00"W | 12.88' | 12.88' |
| C19 | 200.00' | 6°11'48" | S36°47'10"E | 21.62' | 21.63' |
| C20 | 200.00' | 5°23'57" | N42°35'02"W | 18.84' | 18.85' |
| C21 | 1443.00' | 24°34'42" | S37°51'40"W | 612.57' | 617.26' |
| C22 | 1543.00' | 18°10'03" | N41°01'54"E | 487.21' | 489.26' |
| C23 | 13.00' | 88°13'52" | N15°42'11"W | 18.10' | 20.02' |
| C24 | 13.00' | 88°13'48" | N76°03'48"E | 18.10' | 20.02' |
| C25 | 13.00' | 90°00'00" | N5°06'56"E | 18.38' | 20.42' |
| C26 | 13.00' | 90°31'34" | S80°56'06"E | 18.47' | 20.54' |
| C27 | 13.00' | 90°00'00" | N84°53'04"W | 18.38' | 20.42' |
| C28 | 13.00' | 94°02'53" | S7°08'22"W | 19.02' | 21.34' |
| C29 | 1114.00' | 16°27'34" | N33°58'06"E | 318.92' | 320.02' |
| C30 | 1543.00' | 4°47'30" | N26°01'00"E | 129.00' | 129.04' |
| C31 | 1457.00' | 4°05'23" | N23°32'33"E | 103.98' | 104.00' |

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME CORPORATION,
A DELAWARE CORPORATION
ITS GENERAL PARTNER
BRIAN BARRON, VICE PRESIDENT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF COMAL COUNTY, IN BOOK/DOC # _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

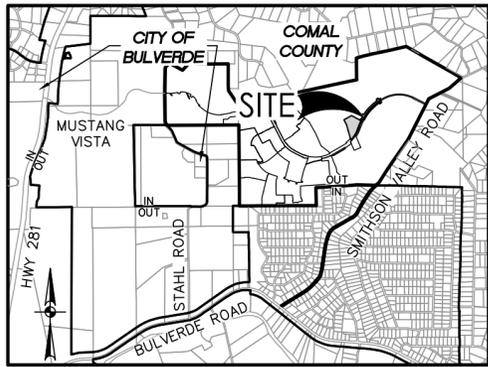
COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

THIS PLAT OF MUSTANG VISTA PHASE 4 & AMENITY CENTER #2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON



LOCATION MAP
NOT-TO-SCALE

LEGEND

| | | | |
|--------|--|---------|---|
| DOC | DOCUMENT NUMBER | VOL | VOLUME |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | PG | PAGE(S) |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | VAR WID | VARIABLE WIDTH FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| | | ○ | SET 1/2" IRON ROD (PD)-ROW |
| | | ⊛ | EASEMENT P.I. POINT |

| | | | |
|----------|-------------------|------|-------------------------|
| — 1140 — | EXISTING CONTOURS | 1050 | WATER SURFACE ELEVATION |
| — 1140 — | PROPOSED CONTOURS | | HYDRAULIC CROSS SECTION |
| — | CENTERLINE | | |

— EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

— 100 YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R)

① VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.561 ACRES TOTAL OFF LOT)

⑦ VARIABLE WIDTH DRAINAGE EASEMENT (0.347 TOTAL ACRES)

⑪ 70' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.240 ACRES TOTAL OFF LOT)

⑭ 20' BUILDING SETBACK

⑮ 21' SANITARY SEWER EASEMENT (0.325 ACRES TOTAL OFF-LOT)

② VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (DOC# 201906008720 MPR)

③ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE III PLAT PLATTED CONCURRENTLY)

④ 20' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III PLAT PLATTED CONCURRENTLY)

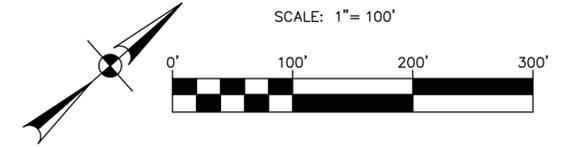
⑤ 10' WATER EASEMENT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)

⑥ 16' X 14' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, PLATTED CONCURRENTLY)

⑧ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY)

SUBDIVISION PLAT
OF
MUSTANG VISTA PHASE 4 &
AMENITY CENTER #2

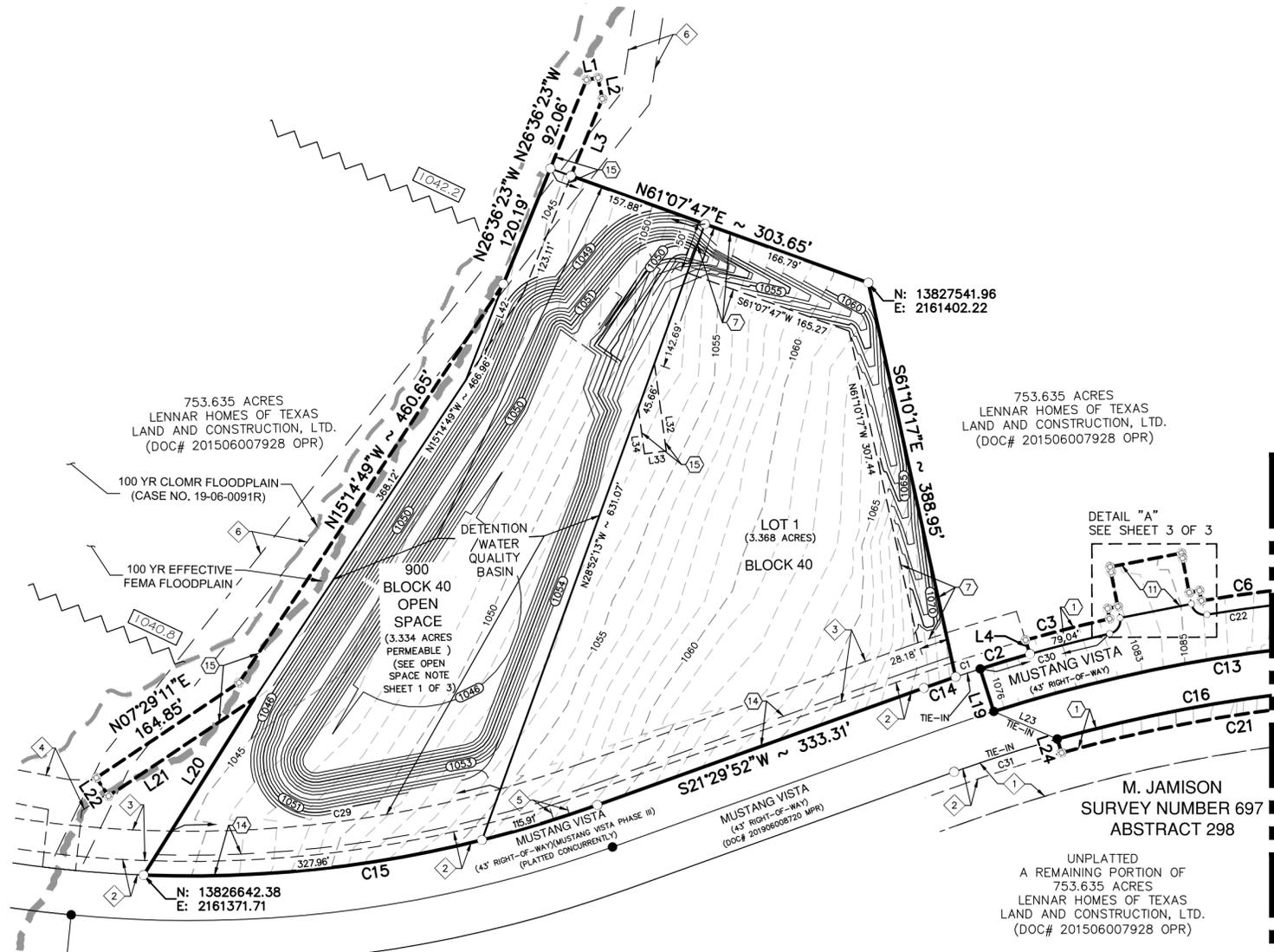
A 8.96 ACRE TRACT OF LAND OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

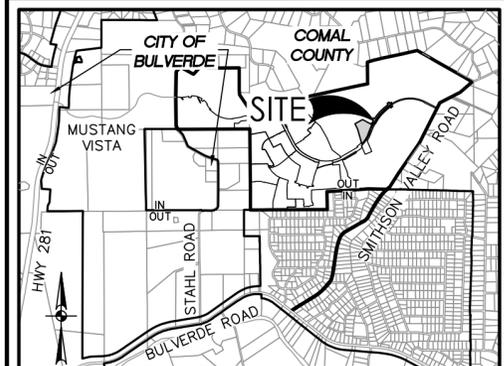
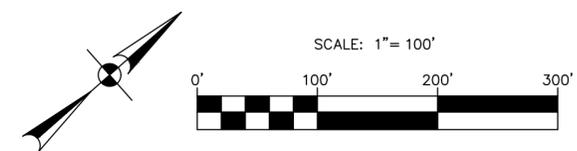
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: 7/16/2020



SUBDIVISION PLAT
 OF
**MUSTANG VISTA PHASE 4 &
 AMENITY CENTER #2**

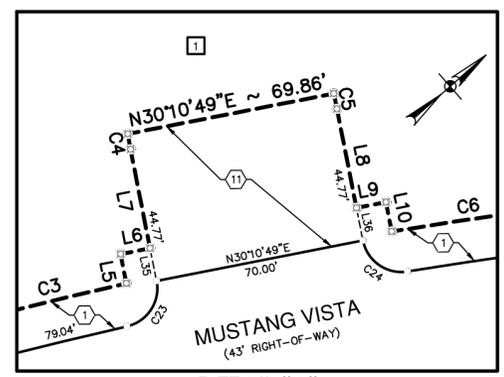
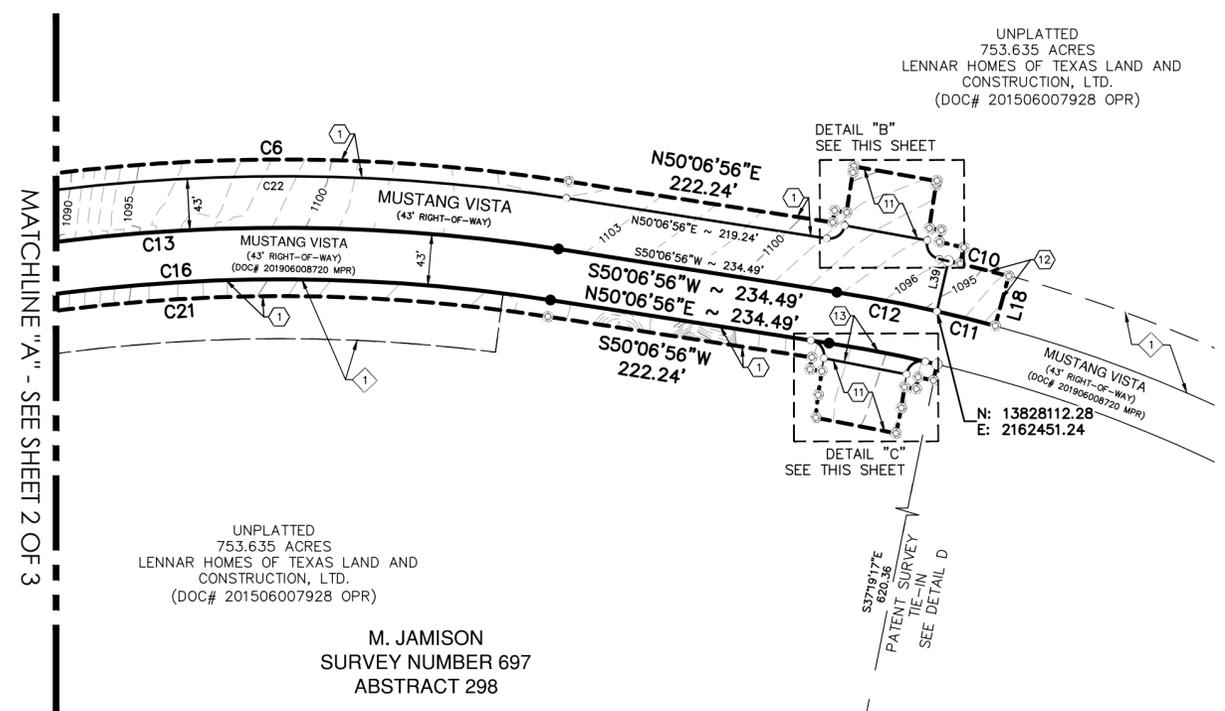
A 8.96 ACRE TRACT OF LAND OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



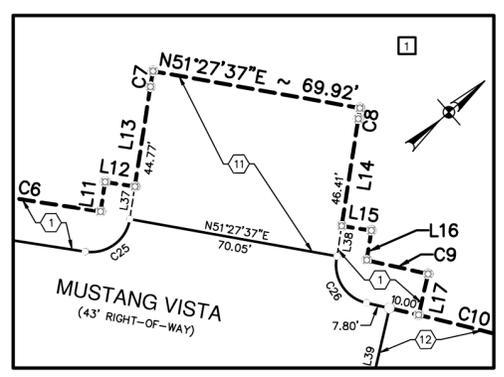
LOCATION MAP
 NOT-TO-SCALE

LEGEND

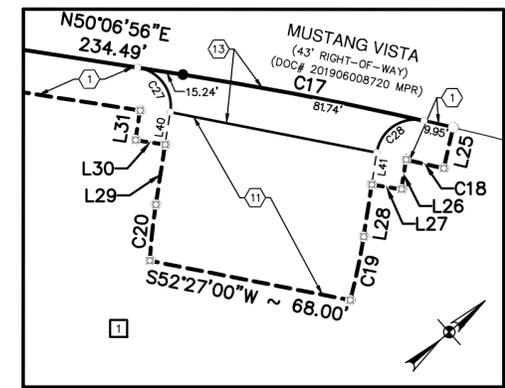
- | | | | |
|--------|---|---------|--|
| DOC | DOCUMENT NUMBER | VOL | VOLUME |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | PG | PAGE(S) |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS(SURVEYOR) | VAR WID | VARIABLE WIDTH |
| | | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | ○ | SET 1/2" IRON ROD (PD) |
| | | ○ | SET 1/2" IRON ROD (PD)-ROW |
| | | ⊠ | EASEMENT P.I. POINT |
-
- | | |
|----------|-------------------|
| — 1140 — | EXISTING CONTOURS |
| — 1140 — | PROPOSED CONTOURS |
| — — — | CENTERLINE |
-
- ① VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.564 ACRES TOTAL OFF LOT)
 - ② 70' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.249 ACRES TOTAL OFF LOT)
 - ③ VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.049 ACRES OFF LOT)
 - ④ 14' RIGHT-OF-WAY DEDICATION (0.024 ACRES TOTAL)
 - ⑤ VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (DOC# 201906008720 MPR)
 - ⑥ UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC 2015-060-07928 OPR)



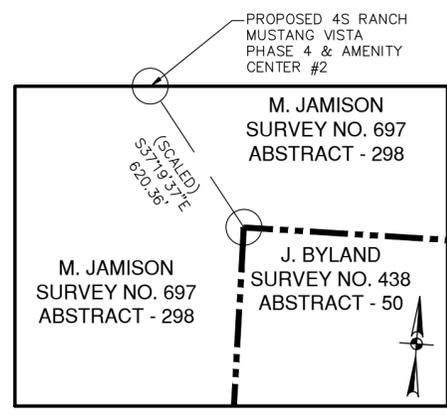
DETAIL "A"
 SCALE: 1" = 40'
 SEE SHEET 2 OF 3



DETAIL "B"
 SCALE: 1" = 40'
 SEE THIS SHEET



DETAIL "C"
 SCALE: 1" = 40'
 SEE THIS SHEET



DETAIL "D"
 SCALE: 1" = 40'
 SEE THIS SHEET

REVIEW MEMORANDUM

TO: Bruna Spengler, P.E., CFM
BSpengler@pape-dawson.com
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: Mustang Vista Ph4 & Amenity Center #2
Final Plat Acceptance

DATE: July 28, 2020

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Final Plat application and supporting documents for the **Mustang Vista Ph4 & Amenity Center #2** development, dated 6/11/2020. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). 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 Final Plat for 4S Ranch Mustang Vista Ph4 & Amenity Center #2 at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

1. Legend on several sheets refers to Mustang Vista Phase 3 being platted concurrently. This plat was recommended for approval on June 28, 2019. Please include the Doc # similar to other easements in the legend. – [Comment withdrawn...although already accepted by P&Z, the Mustang Vista Phase III plat has not yet been recorded. No document number is available and the 'PLATTED CONCURRENTLY' text is still appropriate.](#)



PLANNING & ZONING COMMISSION ITEM
VR-20-03

VARIANCE
104 Bulverde Crossing

MEETING DATE: August 13, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Pape-Dawson Engineers, Inc., on behalf of H-E-B, LP, for a variance to Chapter 17, Section 17.04.003 of the City of Bulverde Code of Ordinances, pertaining to cut requirements, at 104 Bulverde Crossing.

OWNER:

H-E-B, LP
626 S. Flores St.
San Antonio, TX 78204

APPLICANT:

Pape-Dawson Engineers, Inc.
2000 NW Loop 410
San Antonio, TX 78213

PROPERTY INFORMATION:

Address: 104 Bulverde Crossing
Legal Description: HEB BULVERDE, LOT 1 LG PT
Owner: H-E-B, LP
Existing Land Use: Commercial/ Retail
Existing Zoning: C-2 Commercial, SUP Special Use Permit

SUMMARY:

Pape-Dawson Engineers, Inc., on behalf of H-E-B, LP, is requesting a variance to Section 17.04.003 pertaining to cut requirements. H-E-B is planning to reconstruct a water quality and detention basin at 104 Bulverde Crossing, which is located in the Edwards Aquifer Contributing Zone.

The proposed basin reconstruction project has been reviewed and approved by TCEQ. According to the applicant, the maximum depth of the cut inside the proposed reconstructed basin will be approximately 12 feet. The applicant has provided an explanation for their request to be exempt from the requirements of this ordinance, attached herein as Exhibit B. Additional attachments include the variance application and site plan.

ANALYSIS:

In order to reconstruct the water quality and detention basin, as depicted in the submitted site plan, the applicant would have to cut an area of the site that exceeds 4 feet in depth. Section 17.04.003 of the City of Bulverde Code of Ordinances defines “cut” as: *the removal of naturally occurring earth material for the purpose of creating a more level building area. Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.*

Section 17.04.006, which pertains to relief from cut and fill requirements, provides a variance process in which *a request for cuts or fills greater than eight (8) feet may be approved by the City Council in accordance with Section 1.07 of Chapter 10, Exhibit A, of the City of Bulverde Code of Ordinances.*

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07, Chapter 10, Exhibit A, of the City of Bulverde Code of Ordinances outlines the general variance process and states:

Section 1.07 Variances

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.*

(b) Procedure.

(i) *Variances to requirements of this ordinance will be reviewed by City staff and the Planning and Zoning commission. The Planning and Zoning Commission will make a recommendation to the City Council concerning the variance. The City Council will consider the variance and take one of the following actions:*

- 1) *Approve the variance.*
- 2) *Modify the variance and approve the modified version of the variance.*
- 3) *Disapprove the variance.*

(ii) *Variances must be requested in writing and submitted in triplicate to the City for consideration with the appropriate fee.*

(iii) *Variances must be requested and granted prior to or concurrent with submittal of the Final Plat for Final Approval. No variances will be granted following submittal of the Final Plat for Final Approval.*

ATTACHMENTS:

- A. Application
- B. Explanation
- C. Site Plan



Application for Variance

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

Date: 7/10/20

Case No. _____

Applicant Information:

Pape-Dawson Engineers (Shauna Weaver), 210-375-9000, 210-375-9010
Name Phone Fax
2000 NW Loop 410, San Antonio, TX 78213, sweaver@pape-dawson.com
Address Email

Property Owner Information:

H-E-B, LP (Kathy Strimple), 210-938-0722, 210 938 8697
Name Phone Fax
626 S. Flores, San Antonio, TX 78204, strimple.kathy@heb.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: 104 Bulverde Crossing, Bulverde, TX 78163
Legal Description: Lot 1, H-E-B Bulverde Subdivision
Zoning District Classification: C2 SUP

Description of Request:

1. Variance to Section 17.04.003 of the City of Bulverde Code of Ordinances, which requires: Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.
2. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
3. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

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

Shauna L. Weaver

7/10/20

Signature of Owner/Applicant

Date

Fees:

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Subdivision Code Variances Only)

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

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

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

- 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.

- 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?

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

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

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

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

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Zoning Code Variances Only)

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

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

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

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

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

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

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



July 1, 2020

Mr. Adrian M. Garcia, P.E.
City Engineer
City of Bulverde
30360 Cougar Bend
Bulverde, TX 78163

RE: HEB – Basin Reconstruction
Request for Variance to Section 17.04.003 Cuts

Dear Mr. Garcia:

Please accept this letter as our formal request to the City Council of Bulverde for a variance to Section 17.04.003 Cuts. This request is limited to area required for reconstruction of the approved basin currently serving both HEB property and public right-of-way now owned by City of Bulverde. Based on Section 17.04.006, requests for cuts or fills greater than eight (8) feet may be approved by the city council in accordance with Section 1.07 of Chapter 10, Exhibit A.

We are requesting this variance to maintain the same footprint of the basin prior to the TxDOT ROW taking, in order to minimize the damages and impact from the construction of the Hwy 46 improvements. Although the land area required has not significantly increased, the modified basin is approximately 5' deeper and incorporates vertical concrete walls. This variance request is limited to the area inside the proposed basin and the grading required to cut through the berm previously constructed with the original basin. The maximum depth of cut inside the basin is approximately 12'. The land area outside of the basin walls will remain close to natural ground elevations. No existing trees will be removed. The depth of the modified basin is consistent with other existing basins within nearby retail areas, including basins constructed on the adjacent HEB property.

The proposed basin reconstruction is within Lot 1, H.E.B. Bulverde Subdivision recorded August 25, 1999, located at the intersection of S.H. 46 and Old Boerne Road. On December 21, 1999, TCEQ approved the original Contributing Zone Plan, including the basin currently serving all of Lot 1. TCEQ approved a Contributing Zone Plan Modification on June 11, 2010, which included pavement constructed by Home Depot for Bulverde Crossing. On June 4, 2020, TCEQ approved a Contributing Zone Plan modification allowing HEB to reconstruct the basin outside of TxDOT right-of-way Parcel 102 to maintain compliance with development over the Edwards Aquifer Contributing Zone. The modified basin will provide shared pollution abatement for the HEB

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Mr. Adrian M. Garcia, P.E.
HEB – Basin Reconstruction
Request for Variance to Section 17.04.003 Cuts
July 1, 2020
Page 2 of 2

development and Bulverde's public right-of-way and discharge at the same existing natural low point of the property.

Please schedule this variance request for the earliest available City Council meeting agenda.

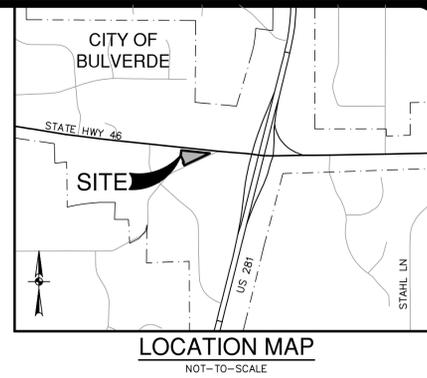
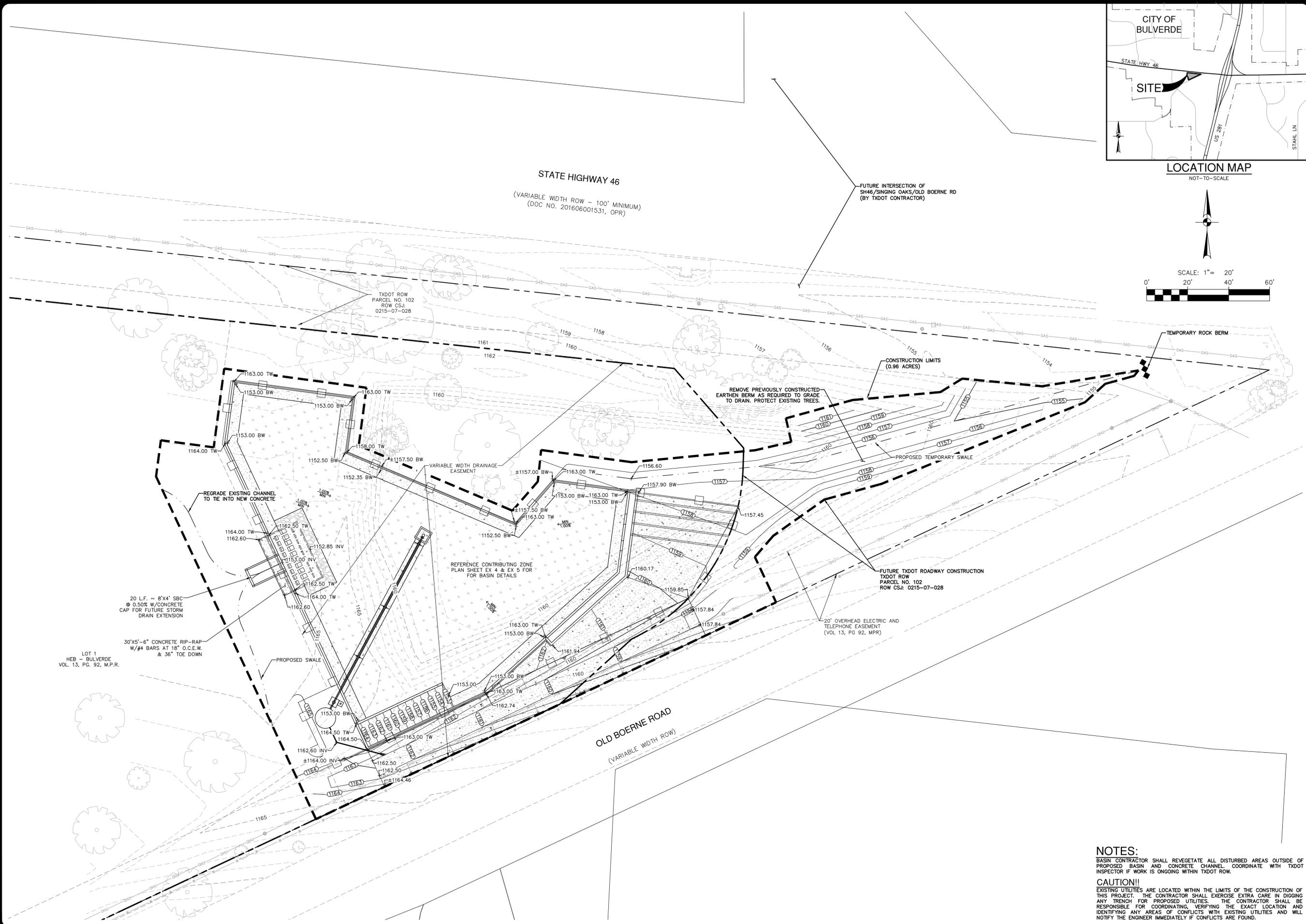
Sincerely,
Pape-Dawson Engineers, Inc.



Shauna L. Weaver, P.E.
Sr. Vice President

Attachments:
C1.00 - Site Cut and Fill Plan

P:\118\98\00\Word\Letter\200630A1 - Article 17.04 Variance Request.docx



| NO. | REVISION | DATE |
|-----|----------|------|
| | | |



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPE FIRM REGISTRATION #470 | TPE FIRM REGISTRATION #1008880

DESCENDING DOVE HILLS COMMERCIAL
 BULVERDE, TEXAS
 CONTRIBUTING ZONE PLAN MODIFICATION II
 SITE CUT/FILL PLAN

| | |
|----------|-------------|
| PLAT NO. | -- |
| JOB NO. | 11898-00 |
| DATE | JUNE 2020 |
| DESIGNER | EK |
| CHECKED | DRAWN DD/EK |
| SHEET | C1.00 |

NOTES:
 BASIN CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS OUTSIDE OF PROPOSED BASIN AND CONCRETE CHANNEL COORDINATE WITH TXDOT INSPECTOR IF WORK IS ONGOING WITHIN TXDOT ROW.
CAUTION!!
 EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

Date: Jul 01, 2020, 10:27am User: d:\shl\shl\g File: P:\18188\18188\00_Design\Exhibits\200611-Sub.dwg
 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthology Program, USDA Farm Service Agency.



PLANNING AND ZONING COMMISSION ITEM:
VR-20-04
SIGN VARIANCE
20475 State Highway 46 W

MEETING DATE: August 13, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, Planning Director

REQUEST:

Consider a request by Comet Signs, on behalf of H-E-B, LP, for a variance to Section 3.08.102(b)(2)(B), Section 3.08.102(b)(3)(C), and Section 3.08.102(b)(4) of the City of Bulverde Code of Ordinances at 20475 State Highway 46 W.

APPLICANT:

Comet Signs
5003 Stout Drive
San Antonio, TX 78219

PROPERTY INFORMATION:

Address: 20475 State Highway 46 W
Legal Description: HEB BULVERDE, LOT 1 LG PT
Owner: H-E-B, LP
Existing Land Use: Commercial/ Retail
Existing Zoning: C-2 Commercial, SUP Special Use Permit

BACKGROUND:

Comet Signs, on behalf of H-E-B, LP, is requesting a variance that would allow them to reconstruct two of the four legal nonconforming signs that were previously located at 20475 State Highway 46 W. The signs were removed by TxDOT as a part of its roadway improvement project on State Highway 46. The applicant has provided an explanation for their requests, attached herein as Exhibits A & B.

ANALYSIS:

Signage proposed by the applicant is illustrated in Exhibit C. However, for the following reasons, the proposed signage does not meet current Code requirements for monument signage:

1. Section 3.08.102(b)(2)(B) of the Bulverde Code of Ordinances limits the height of monument signage on roads with a speed limit greater than or equal to 50 mph to *fourteen (14) feet, excluding the monument base, which may be an additional two (2)*

feet in height. Altogether, the sign structure (including its base) shall not exceed sixteen (16) feet. However, as shown on p. 7 of Exhibit C, the applicant is proposing to construct a multiple-tenant monument sign (including a base) with a height of 20 feet.

2. Section 3.08.102(b)(3)(C) of the Bulverde Code of Ordinances limits the sign face of multiple-tenant signs to *ninety-six (96) square feet and the area of the sign structure to 120 square feet for signage on roads with a speed limit greater than or equal to 50 mph.* However, as shown on p. 7 of Exhibit C, the applicant is proposing to construct a multiple-tenant sign where the sign face is 176.66 square feet and the area of the sign structure is 186.08 square feet.
3. Section 3.08.102(b)(4) of the Bulverde Code of Ordinances limits the number of monument signs to a maximum of one per site *along each street frontage.* However, as shown on p. 12 of Exhibit C, the applicant is proposing to construct two monument signs located along State Highway 46.

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:

- A. Application
- B. Explanation
- C. Sign Plan



Application for Variance

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

www.ci.bulverde.tx.us

Date: JULY 9, 2020

Case No. _____

Applicant Information:

Name COMET SIGNS Phone 210-812-2230 Fax 210-341-7279
Address 5003 STOUT DR. SAN ANTONIO TX. 78219
C/O ARTHUR (PETE) SITTELE Email _____

Property Owner Information:

Name HEB GROCERS Phone 210-938-8290 Fax 210-938-7988
Address 646 S. FLORES SAN ANTONIO, TX. 78205
Email _____

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

Property Identification:

Street Address: 20475 US Hwy 46 BULVERDE, TX. (SPRING BRANCH)
Legal Description: LOT 1 - H.E.B. BULVERDE A SUBDIVISION OF RECORD VOLUME 1
Zoning District Classification: COMMERCIAL BUSINESS PAGE 92 OF THE MAP & PLAT
RECORDS OF COMAL COUNTY

Description of Request:

- Variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, which requires:
FOR SIGN A ONLY - A MAXIMUM HEIGHT OF 10 FOOT + 2 FOOT BOS
- Variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, which requires:
FOR SIGN A ONLY - A MAXIMUM SQUARE FOOTAGE OF 70 sq. FOOT
- Variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, which requires:
FOR SIGN A ONLY - FACE AREA OF 40 sq. FOOT
- 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

Digitally signed by Benjamin Scott
DN: cn=Benjamin Scott, o=H-E-B,
ou=Vice President of Real Estate,
email=scott.ben@heb.com, c=US
Date: 2020.07.22 12:51:42 -05'00'

Date

Fees:

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

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

REFERENCE EXHIBIT A
ATTACHED

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

REFERENCE EXHIBIT A
ATTACHED

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

REFERENCE EXHIBIT A
ATTACHED

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

REFERENCE EXHIBIT A
ATTACHED

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

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



Application for Variance

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

www.ci.bulverde.tx.us

Date: July 30, 2020

Case No. VR-20-04

Applicant Information:

COMET SIGNS 210-812-2230 210-341-7279
Name Phone Fax
5003 STOUT DR. SAN ANTONIO, TX. 78219 patli.coley@cometsigns.com
Address c/o LICENCE HOLDER - ARTHUR (PETE) SITTELE Email

Property Owner Information:

HEB GROCERIES 210-938-8290 210-938-7788
Name Phone Fax
646 S. FLORES ST. SAN ANTONIO, TX. 78205 CAIN.JESSICA@heb.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: 20475 VS HWY. 46 BULVERDE, TX. (SPRING BRANCH)
Legal Description: LOT 1 - HEB BULVERDE, A SUBDIVISION OF RECORD VOLUME 1 PAGE 92
Zoning District Classification: COMMERCIAL BUSINESS OF THE MAP & PLAT RECORDS OF COMAL COUNTY

Description of Request:

- Variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, which requires: FOR SIGN C1 - QUANTITY OF SIGNAGE AT HWY. 46 FRONTAGE, HEB DEVELOPME
- 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.

Signat

Digitally signed by Benjamin Scott
DN: cn=Benjamin Scott, o=H-E-B, ou=Vice
President of Real Estate
email=scott.ben@heb.com, c=US
Date: 2020.07.31 14:24:13 -05'00'

Date 7-30-20

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 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?

SEE EXHIBIT B

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

SEE EXHIBIT B

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

SEE EXHIBIT B

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

SEE EXHIBIT B

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

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

EXHIBIT A

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

ANSWER: Due to the recently scheduled TX DOT right of way improvements to relieve traffic congestion at the US Hwy. 46 and US 281 highway intersection, the HEB property located at the US Hwy. 46 frontage and bound by Bulverde Crossing is impacted by the absorption of the easement and the demise of the existing signage. The HEB property depends on tenants occupying lease space at this development and is faced with the substantial loss of advertising for their current 22 tenants. The Sign code as it currently reads, reduces the size of their Multi-tenant freestanding signage from 513 square feet to 60 square feet and the reduction in height from an overall 50 foot to current code allowance of 12 foot and to the point that passersby on Hwy. 46 will not be able to read the names of the businesses that occupy lease space in this development. It minimizes the copy/text size, thus potentially presenting another traffic hazard with lack of proper identification for these businesses. With the continued development in this specific quadrant, the reduction of traffic hazard is an important aspect to traffic approaching this shopping/retail development. Also, there is an Emergency Care Center that provides health services to the community and it is important that this location can be found with ease.

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

ANSWER: With the loss of the current signage for the HEB Development in regards to square footage size and overall height, the request to insure that the new replacement signage will be affective in addressing the community and allow those tenants occupying lease space within the Shopping/Retail center to be identified is very important. The main concern is a potential traffic hazard to those individuals trying to slow down in order to be able to read the small copy on the new signage. The loss of the larger HEB multi-tenant sign/display and the loss of the original height at 50 foot, makes the proposed smaller sign twice as hard to read when traveling at a rate of 30 to 45 miles per hour as one is approaching US Hwy. 281. At the time that this original development was constructed 10 to 12 years ago, all the other developments were not there at the time. The fast-paced growth in this area has provided a more congested atmosphere and unusual circumstances with the HEB property in regard to the setback of the HEB buildings and site visibility from Hwy. 46. Also, keeping in mind that when this development was first established the landscaping, line of sight along Hwy. 46 was not as forested as it is today. The trees that line Hwy. 46 in this specific area and the foliage prevents easy readability of the signs on the HEB Retail Center side of the road.

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

ANSWER: HEB Grocers and HEB Real Estate is seeking to maintain a good relationship with the community and surrounding commercial properties and feels that the request to be able to advertise for their tenants is not or will not impose any hardships upon their neighboring properties. HEB feels they set a standard in working with the community and seek only to be mindful of any potential hazards to their tenants and businesses flourishing, especially, during these hard times that we are experiencing today.

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

ANSWER: HEB seeks to maintain their identity without causing any imbalance to the current signage along this Hwy. 46 route. They are providing an updated look to their previous signage and seek to ensure that this blends with the harmony and spirit of this fast paced and growing area. Their intent is simply to allow their tenants occupying lease space from HEB to grow along with this community and give them the opportunity that the other shopping/retail centers/medical establishments have as well in this area. The intent for the relief of traffic congestion greatly impacts this development and it is the wish of HEB for The City of Bulverde to strongly consider the owners and developers who initially established this area and whom provided a necessary service to the Bulverde community.

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

ANSWER: With the recent freestanding sign removals at this HEB Retail Development as required by TX DOT due to planned road enhancements and improvements at the highly traveled US Hwy. 46 and US 281 intersection - HEB Real Estate has suffered a substantial impact in being able to offer their lease tenants ample advertising. This was one of the first Shopping/Retail developments of this magnitude in this region for many years. The sign advertisement for one specific tenant at the corner lease space and given the slope in terrain at the entrance from US Hwy. 46 frontage, lends itself to highly impact the visibility of the tenant, which is an Emergency Care Center.

HEB realizes the need to reduce the traffic congestion at this area, however, they are required to maintain and keep their tenants in business first and foremost and with the reduction in sign quantity, impacts their patrons in being able to know if the establishment is still in business.

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

ANSWER: The lack of ample signage at this HEB Real Estate development results in the existing business establishments struggling to stay in business, also could impact as a hazard to drivers trying to slow down to find the business they are seeking.

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

ANSWER: HEB wishes to maintain compatibility with freestanding signage in this region and to maintain the visibility for their lease tenants in this retail/shopping center development. They have been a viable and strong supporter of this community throughout the years and loss of the amount of signage that HEB had previously for advertising of their tenants greatly concerns them.

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

ANSWER: HEB is not asking anything in excess and looks to maintain their signage in the harmony of the City of Bulverde and enhance the growth of the community. With the recent loss of signage along the Hwy. 46 corridor at this development, it is vital that the new signage reflects an opportunity for their tenants to advertise and be seen. HEB signage will keep in the Spirit with an updated image and be an enhancement to this community.



- Proposal Drawing
- Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
 Date: 9-17-19
 Designer: David Gamez
 File Name: 50022 HEB.
 Bulverde site R8
 Proposal #: 50022
 Job #:

History

Initial task ref.: 235403 dated 08/30/19.
 R1/10-16-19/DG. Sign 'B': added option.
 R2/6-17-20/DG. Task ref.: 316046 dated 06/16/20.
 R3/6-24-20/DG. Task ref.: 317581 dated 06/22/20.
 R4/6-26-20/DG. Task ref.: 318648 dated 06/25/20.
 R5/7-9-20/DG. Task ref.: 321802 dated 07/09/20; task ref.: 322094 dated 07/10/20.
 R6/7-13-20/DG. Task ref.: 322416 dated 07/13/20.
 R7/7-17-20/DG. Task ref.: 323529 dated 07/16/20; Task ref.: 324025 dated 07/20/20.
 R8/7-30-20/DG. Task ref.: 326820 dated 07/30/20.



**H-E-B LP
 VARIANCE SIGN PACKAGE**

20475 Hwy. 46 West, Spring Branch, TX



License #: 18010

Corporate Office
 5003 Stout Drive
 San Antonio, TX 78219
 (210) 341-7244

Dallas
 2703 Mockingbird Ln
 Dallas, TX 75235
 (972) 870-1594

Houston (State Sign)
 7630 Hansen Rd.
 Houston, TX 77061
 (713) 943-1831

Austin (Custom Sign Creations)
 1130 Rutherford, Suite 180
 Austin, TX 78753
 (512) 374-9300

Tyler (Design Center Signs)
 3245 W. Grande Blvd.
 Tyler, TX 75703
 (903) 561-4995



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■ Proposal Drawing
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| SIGN SKU | TOPIC | ALLOWED | ALLOWED REFERENCE | PROPOSED | PROPOSED REFERENCE | PROPOSED REFERENCE |
|----------|-------|------------------------------|-------------------|--------------------------------------|---|--------------------|
| MONUMENT | B | O.A.H. | 12'-0" | 20'-0" | (20'-0" x 20'-0") - (14'-6" x 12'-10") - (2'-0" x 20'-0") 14'-6" x 12'-10" | |
| | | Structure Sq. Ft. | 70.00 | 173.92 | | |
| | | Sign Sq. Ft. | 40.00 | 186.08 | | |
| | | Base Height | 2'-0" | 2'-0" | | |
| | | Set Back from pavement | 16'-0" | 15'-0" from sidewalk + 1'-0" from PL | | TBD |
| | | Qty signs along any frontage | (1) but=<500' | 521'-10" from sign 'C1' | | |
| MONUMENT | C1 | O.A.H. | 12'-0" | 12'-0" | (12'-0" x 13'-0") - (7'-6" x 8'-0") - (2'-0" x 13'-0") 7'-6" x 8'-0" | |
| | | Structure Sq. Ft. | 90.00 | 70.00 | | |
| | | Sign Sq. Ft. | 60.00 | 60.00 | | |
| | | Base Height | 2'-0" | 2'-0" | | |
| | | Set Back | 16'-0" | 15'-0" from sidewalk + 1'-0" from PL | | TBD |
| | | Qty signs along any frontage | (1) but=<500' | 521'-10" from sign 'B' | | |

Old sign was taken down before the new one was installed waiving "Grandfathering"; therefore, current code requires only one monument sign along Hwy. 46 frontage. Variance required for consideration of this additional sign along Hwy. 46 frontage.

VARIANCE REQUIRED ON ITEMS HIGHLIGHTED YELLOW

REVISION # 7
 7-20-20



■ Proposal Drawing
□ Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
 Date: 9-17-19
 Designer: David Gamez
 File Name: 50022 HEB.
 Bulverde site R8
 Proposal #: 50022
 Job #:

History

Initial task ref.: 235403 dated 08/30/19.
 R1/10-16-19/DG. Sign 'B': added option.
 R2/6-17-20/DG. Task ref.: 316046 dated 06/16/20.
 R3/6-24-20/DG. Task ref.: 317581 dated 06/22/20.
 R4/6-26-20/DG. Task ref.: 318648 dated 06/25/20.
 R5/7-9-20/DG. Task ref.: 321802 dated 07/09/20; task ref.: 322094 dated 07/10/20.
 R6/7-13-20/DG. Task ref.: 322416 dated 07/13/20.
 R7/7-17-20/DG. Task ref.: 323529 dated 07/16/20; Task ref.: 324025 dated 07/20/20.
 R8/7-30-20/DG. Task ref.: 326820 dated 07/30/20.



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 Dallas, TX 75235
 (972) 870-1594

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 Houston, TX 77061
 (713) 943-1831

Austin (Custom Sign Creations)
 1130 Rutherford, Suite 180
 Austin, TX 78753
 (512) 374-9300

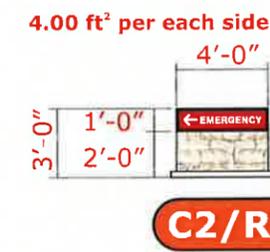
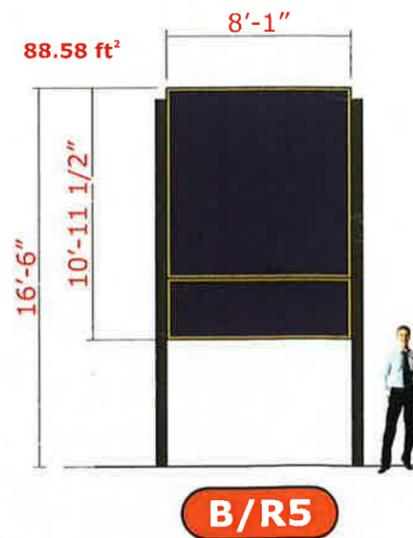
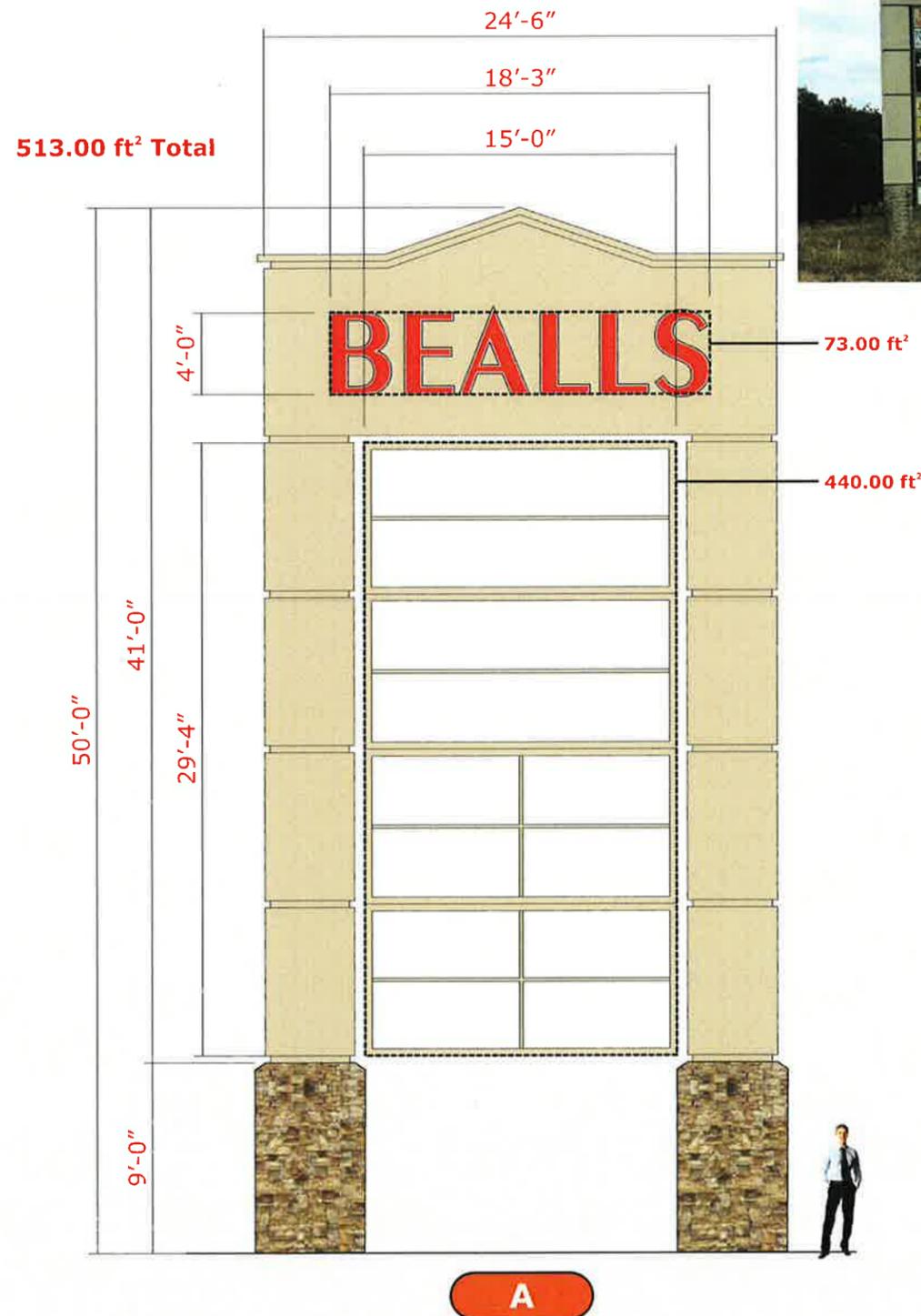
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 (903) 561-4995



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FREESTANDING SIGNAGE REMOVED FOR TXDOT ROAD IMPROVEMENT AT HWY 46

These are the signs which were removed prior to TXDOT improvements on Highway 46.



BEFORE

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

REVISION # 7
 7-20-20 • Entire Page



SIGNS REMOVED

| SIGN SKU | TOPIC | AMOUNT |
|--------------------|--------------|--------|
| A | O.A.H. | 50'-0" |
| | Sign Sq. Ft. | 513.00 |
| B | O.A.H. | 16'-6" |
| | Sign Sq. Ft. | 88.58 |
| C1 | O.A.H. | 12'-0" |
| | Sign Sq. Ft. | 114.00 |
| C2 | O.A.H. | 3'-0" |
| | Sign Sq. Ft. | 4.00 |
| TOTAL O.A.H. | | 81'-6" |
| TOTAL SIGN SQ. FT. | | 719.58 |

- Proposal Drawing
- Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
 Date: 9-17-19
 Designer: David Gamez
 File Name: 50022 HEB.
 Bulverde site R8
 Proposal #: 50022
 Job #:

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REVISION # 7
 7-20-20



FREESTANDING SIGNAGE REMOVED FOR TXDOT ROAD IMPROVEMENT AT HWY 46

These are the signs which were removed prior to TXDOT improvements on Highway 46.



- Proposal Drawing
- Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
 Date: 9-17-19
 Designer: David Gamez
 File Name: 50022 HEB.
 Bulverde site R8
 Proposal #: 50022
 Job #:

- History**
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SITE PLAN

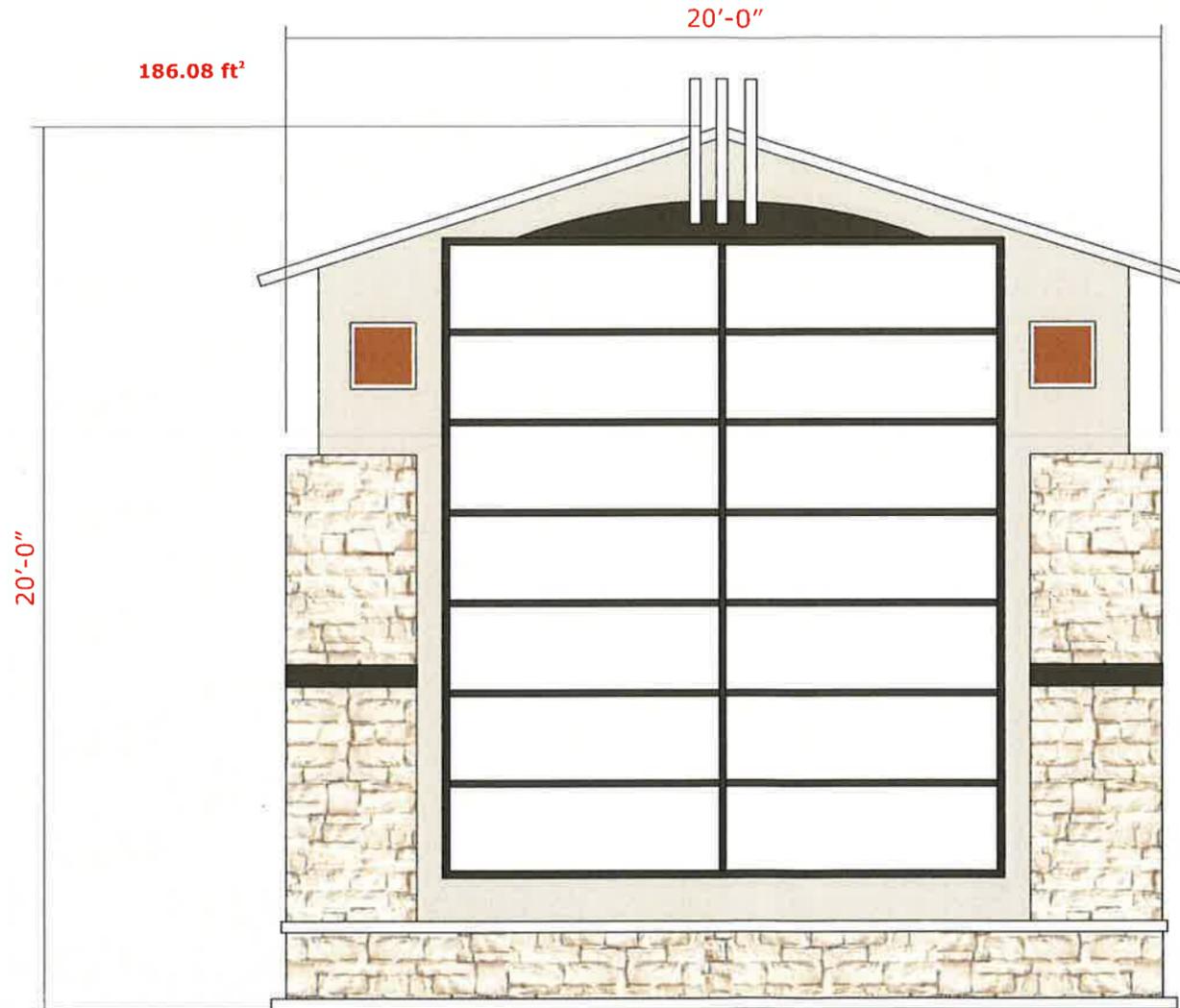
Scale: 1"=125'-0"

REVISION # 7

7-20-20 • Entire Page

THIS SHEET IS
REFERENCE
FOR
B/R5

VARIANCE REQUIRED



AFTER

Scale: 1/4"=1'-0"



- Proposal Drawing
- Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46
 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
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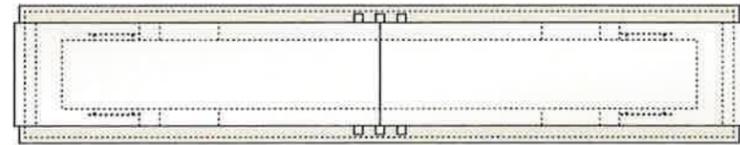
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**VARIANCE
REQUIRED**



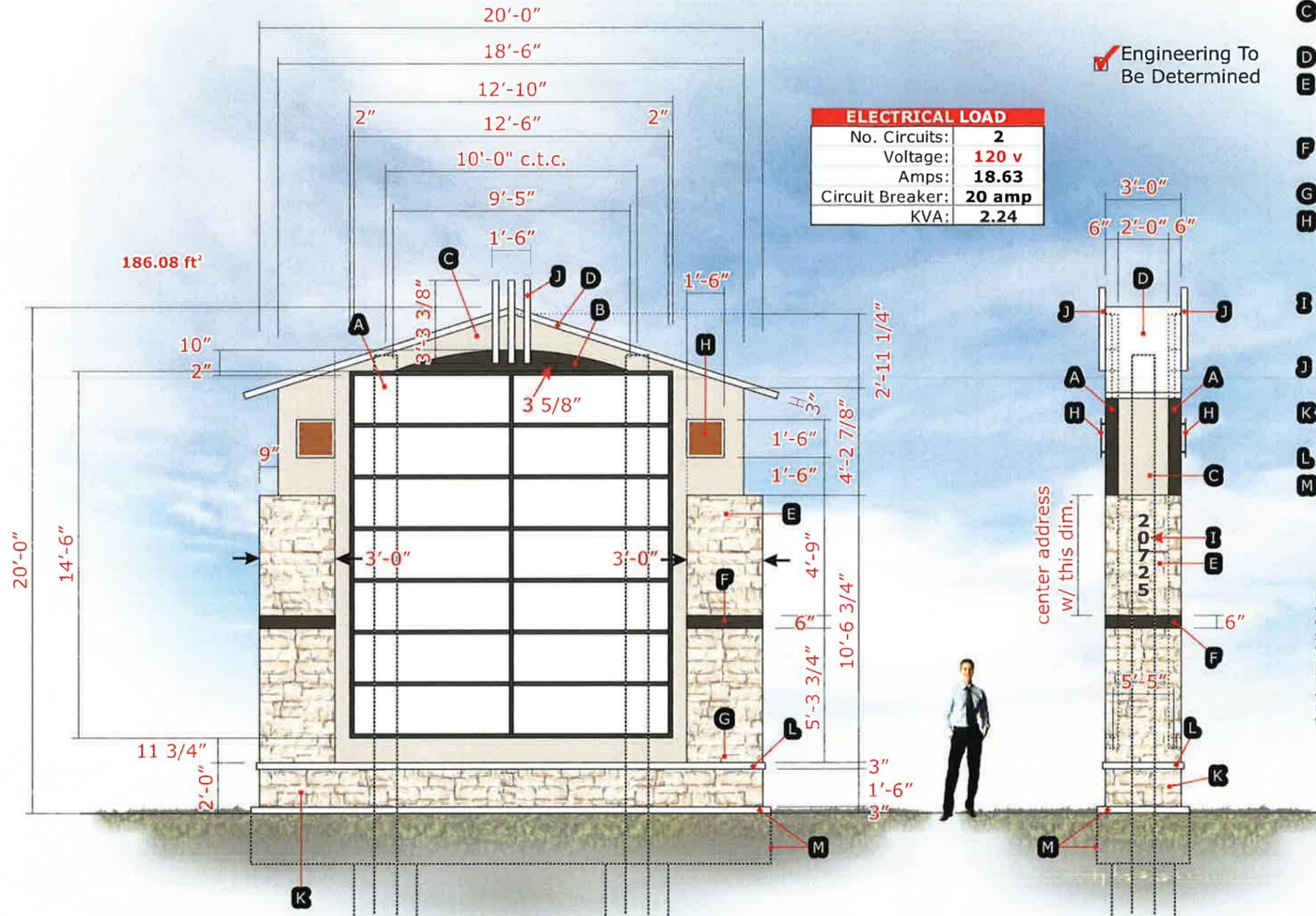
ENGINEER FOR

30 PSF
WIND LOAD
(PER MUNICIPAL CODE)

Per Eron Spencer,
Planner I, Planning
& Development,
City of Bulverde

Engineering To
Be Determined

| ELECTRICAL LOAD | |
|------------------|--------|
| No. Circuits: | 2 |
| Voltage: | 120 v |
| Amps: | 18.63 |
| Circuit Breaker: | 20 amp |
| KVA: | 2.24 |



-  White.
-  Black.
-  Silver.
-  Match bldg.
-  Match existing tiles.

Color description is for
reference only. Samples
provided upon request
after order placement.

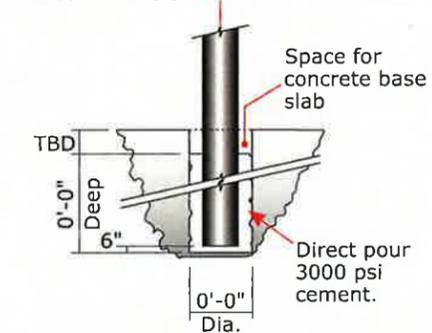
B/R5 D/F MONUMENT
QTY: 1

REVISION #5 Scale: 3/16"=1'-0"
7-9-20

- A** Cabinet: steel 2" x 2" x 3/16" angle iron frame; .063 aluminum filler; 2" aluminum retainers; 1 3/4" divider bars; polycarbonate faces with hanger bars; internally illuminated by LED illumination. Faces- white # 7328 with digital print. Cabinet, retainers & divider bars- dk. bronze 313.
- B** Radius top decor: aluminum - dk. bronze.
- C** Body: steel 2" x 2" x 3/16" angle iron frame; .063 aluminum skin - **color match building**.
- D** Roof: aluminum - silver.
- E** Vertical columns: steel 2" x 2" x 3/16" angle frame lined with backer board; limestone finish to **match existing on building**.
- F** Wrapped band decor: .125 aluminum; stud-mounted. Color- dk. bronze.
- G** Void.
- H** Square shields: .125 aluminum with digital print; spaced 2" from body; stud-mounted with shield covers. Face colors: white & rust to match **rust tiles on building**.
- I** Address: 6" high, flat-cut-out .125 aluminum; flush-mounted; stud-mounted - dk. bronze 313. **Address to be confirmed**.
- J** Spike decors: 3" x 3" x .125 aluminum square tube with end caps - silver.
- K** Masonry base: limestone to **match existing on building**.
- L** Concrete cap: natural white color.
- M** Base concrete pad: concrete with rebar as required - 3" perimeter, 3" above grade.

Important disclaimer: site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the city, county or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, row transmission lines, state department of transportation row and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.

Supports: (2) stl. 0" O.D., .00" wall.



Diameter and depth may be adjusted according to auger availability and soil condition.

Footings detail scale: n.t.s.
Qty: (2)



- Proposal Drawing
- Final Drawing

Client: HEB LP
Location: 20475 Hwy. 46
West, Spring Branch, TX
Salesperson: Pete Sitterle
Prj. Mngr.: Tammy Colson
Date: 9-17-19
Designer: David Gamez
File Name: 50022 HEB.
Bulverde site R8
Proposal #: 50022
Job #:

History

- Initial task ref.: 235403 dated 08/30/19.
- R1/10-16-19/DG. Sign 'B': added option.
- R2/6-17-20/DG. Task ref.: 316046 dated 06/16/20.
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- R8/7-30-20/DG. Task ref.: 326820 dated 07/30/20.



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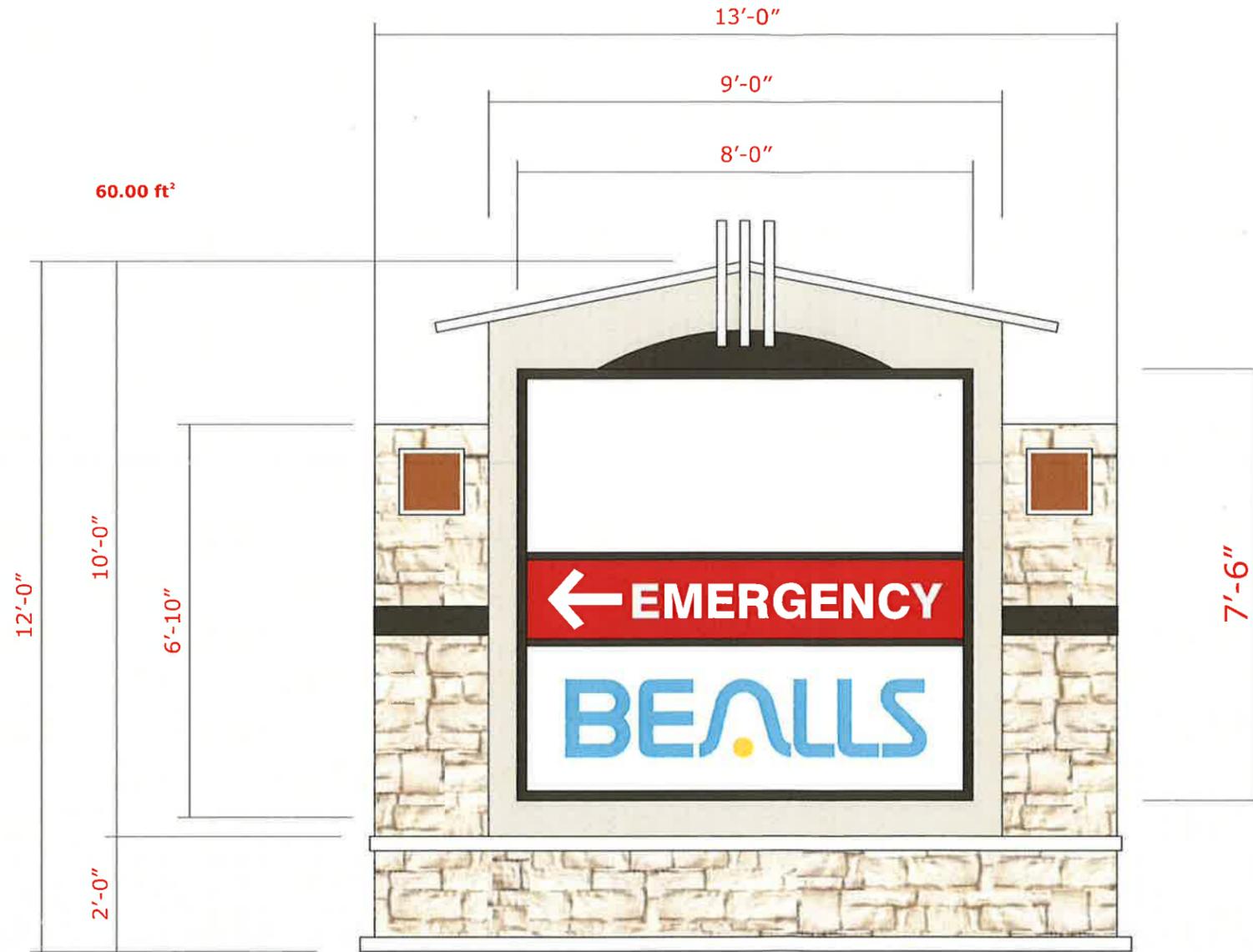


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THIS SHEET IS
REFERENCE
FOR

C1/R8

**VARIANCE
REQUIRED**



AFTER

Scale: 3/8"=1'-0"

REVISION # 8
7-30-20



- Proposal Drawing
- Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46
 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
 Date: 9-17-19
 Designer: David Gamez
 File Name: 50022 HEB.
 Bulverde site R8
 Proposal #: 50022
 Job #:

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VARIANCE REQUIRED

REVISION # 8
7-30-20

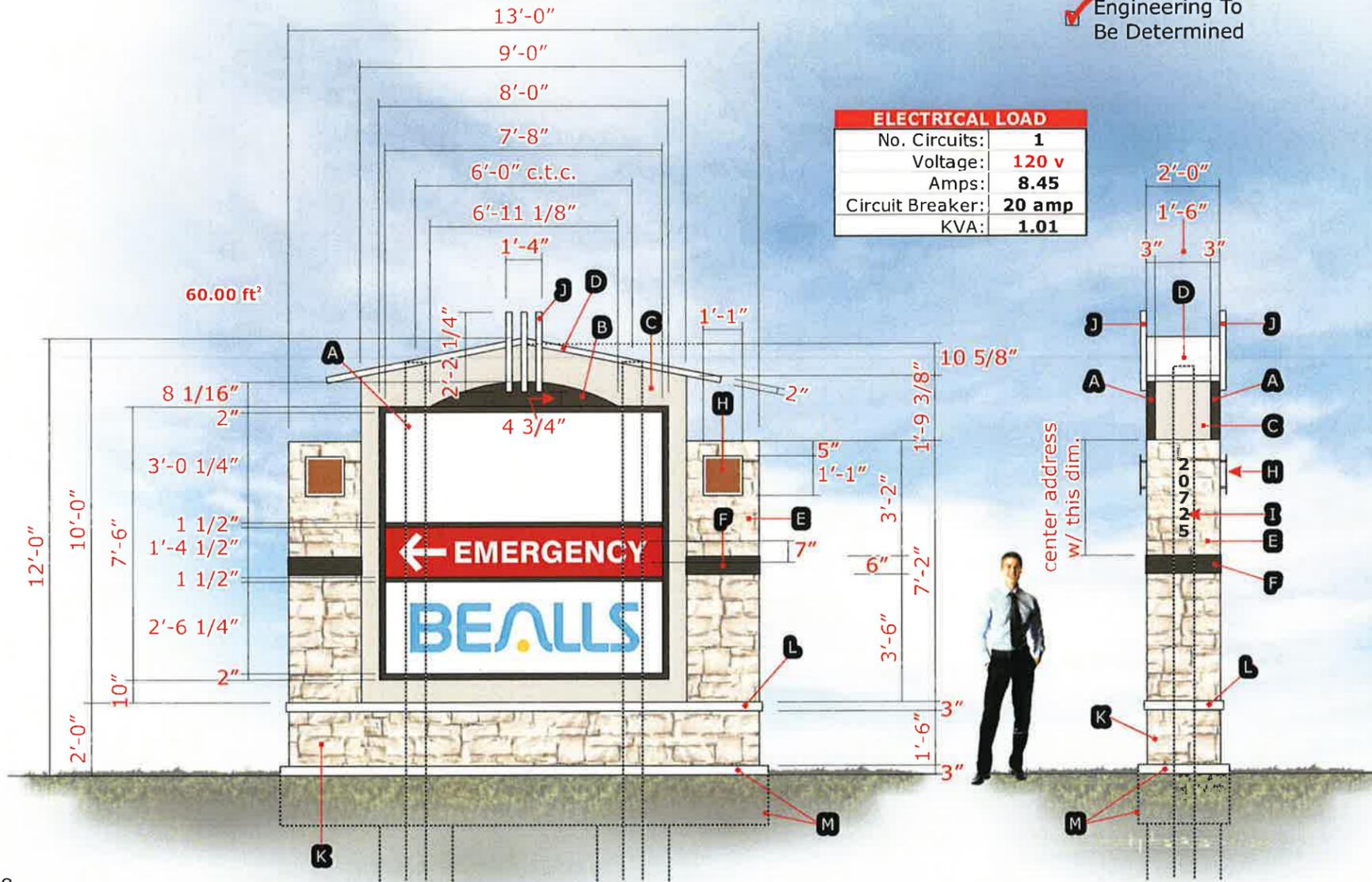
ENGINEER FOR

30 PSF
WIND LOAD
(PER MUNICIPAL CODE)

Per Eron Spencer,
Planner I, Planning
& Development,
City of Bulverde

Engineering To
Be Determined

| ELECTRICAL LOAD | |
|------------------|--------|
| No. Circuits: | 1 |
| Voltage: | 120 v |
| Amps: | 8.45 |
| Circuit Breaker: | 20 amp |
| KVA: | 1.01 |



- White # 7328.
- Dk. bronze 313.
- Silver.
- Match bldg.
- Match existing tiles.
- Pms red 485c.
- Pms blue 2985c.
- Pms yellow 123c.

Color description is for reference only. Samples provided upon request after order placement.

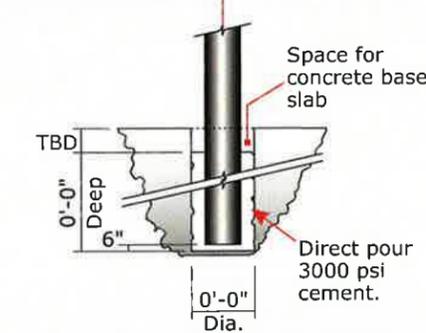
C1/R8 D/F MONUMENT
QTY: 1

Scale: 1/4"=1'-0"
REVISION # 8
7-30-20

- A** Cabinet: steel 2" x 2" x 3/16" angle iron frame; .063 aluminum filler; 2" aluminum retainers; 1 3/4" divider bars; white blank polycarbonate faces with hanger bars; internally illuminated by LED illumination. "<Emergency" face- white # 7328 with pms red # 485c. Bealls face- white # 7328, Pms blue 2985c & Pms yellow 123c. Cabinet, retainers & divider bars- dk. bronze 313.
- B** Radius top decor: aluminum - dk. bronze.
- C** Body: steel 2" x 2" x 3/16" angle iron frame; .063 aluminum skin - **color match building**.
- D** Roof: aluminum - silver.
- E** Vertical columns: steel 2" x 2" x 3/16" angle frame lined with backer board; limestone finish to **match existing on building**.
- F** Wrapped band decor: .125 aluminum; stud-mounted. Color- dk. bronze.
- G** Void.
- H** Square shields: .125 aluminum with digital print; spaced 2" from body; stud-mounted with shield covers. Face colors: white & rust to match **rust tiles on building**.
- I** Address: 6" high, flat-cut-out .125 aluminum; flush-mounted; stud-mounted - dk. bronze 313. **Address to be confirmed**.
- J** Spike decors: 2" x 2" x .125 aluminum square tube with end caps - silver.
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Supports: (2) stl. 0" O.D., .00" wall.



Diameter and depth may be adjusted according to auger availability and soil condition.

Footings detail scale: n.t.s.
Qty: (2)



- Proposal Drawing
- Final Drawing

Client: HEB LP
Location: 20475 Hwy. 46 West, Spring Branch, TX
Salesperson: Pete Sitterle
Prj. Mngr.: Tammy Colson
Date: 9-17-19
Designer: David Gamez
File Name: 50022 HEB.
Bulverde site R8
Proposal #: 50022
Job #:

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SIGNS PROPOSED

| SIGN SKU | TOPIC | PROPOSED |
|--------------------|--------------|----------|
| B | O.A.H. | 20'-0" |
| | Sign Sq. Ft. | 186.08 |
| C1 | O.A.H. | 12'-0" |
| | Sign Sq. Ft. | 60.00 |
| TOTAL O.A.H. | | 32'-0" |
| TOTAL SIGN SQ. FT. | | 246.08 |

- Proposal Drawing
- Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
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 3245 W. Grande Blvd.
 Tyler, TX 75703
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DIFFERENCES BETWEEN SIGN REMOVED & SIGNS PROPOSED

- Proposing 49'-6" total O.A.H. less than what was removed.
- Proposing 473.50 total square feet less than what was remove.



■ Proposal Drawing
□ Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
 Date: 9-17-19
 Designer: David Gamez
 File Name: 50022 HEB.
 Bulverde site R8
 Proposal #: 50022
 Job #:

History

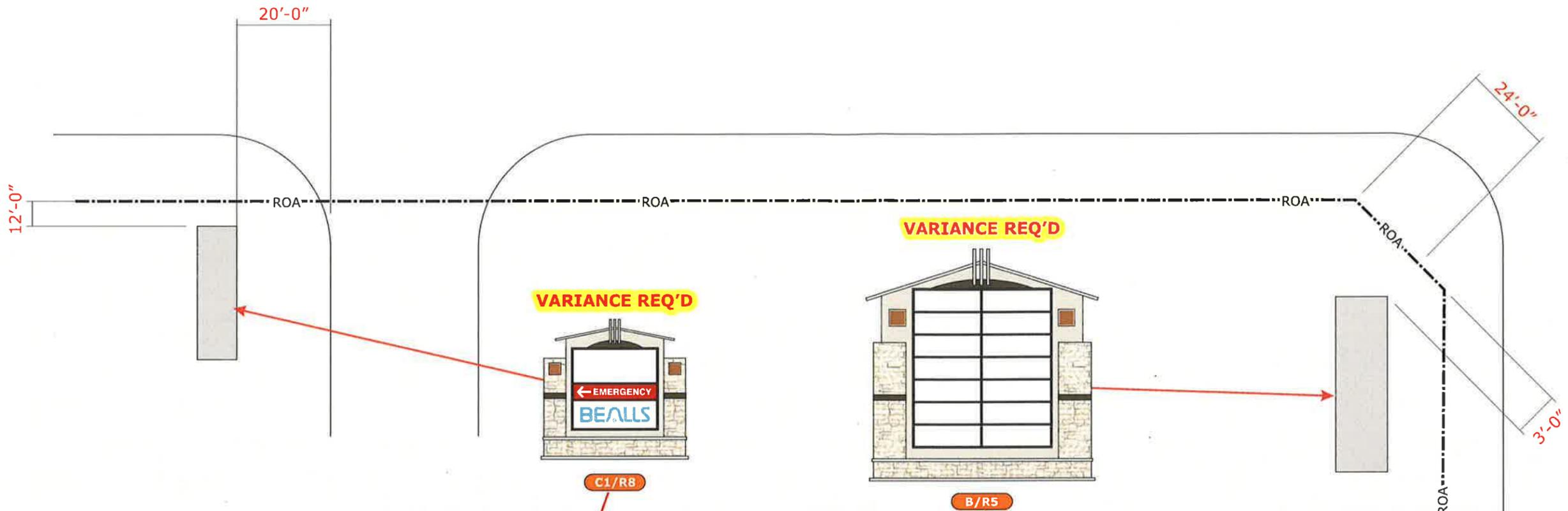
Initial task ref.: 235403 dated 08/30/19.
 R1/10-16-19/DG. Sign 'B': added option.
 R2/6-17-20/DG. Task ref.: 316046 dated 06/16/20.
 R3/6-24-20/DG. Task ref.: 317581 dated 06/22/20.
 R4/6-26-20/DG. Task ref.: 318648 dated 06/25/20.
 R5/7-9-20/DG. Task ref.: 321802 dated 07/09/20; task ref.: 322094 dated 07/10/20.
 R6/7-13-20/DG. Task ref.: 322416 dated 07/13/20.
 R7/7-17-20/DG. Task ref.: 323529 dated 07/16/20; Task ref.: 324025 dated 07/20/20.
 R8/7-30-20/DG. Task ref.: 326820 dated 07/30/20.



License #: 18010
Corporate Office
 5003 Stout Drive
 San Antonio, TX 78219
 (210) 341-7244
Dallas
 2703 Mockingbird Ln
 Dallas, TX 75235
 (972) 870-1594
Houston (State Sign)
 7630 Hansen Rd.
 Houston, TX 77061
 (713) 943-1831
Austin (Custom Sign Creations)
 1130 Rutherford, Suite 180
 Austin, TX 78753
 (512) 374-9300
Tyler (Design Center Signs)
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GRAPHICAL SITE PLAN

Scale: N.T.S.

REVISION # 8
7-30-20



- Proposal Drawing
- Final Drawing

Client: HEB LP
 Location: 20475 Hwy. 46 West, Spring Branch, TX
 Salesperson: Pete Sitterle
 Prj. Mngr.: Tammy Colson
 Date: 9-17-19
 Designer: David Gamez
 File Name: 50022 HEB.
 Bulverde site R8
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 Job #:

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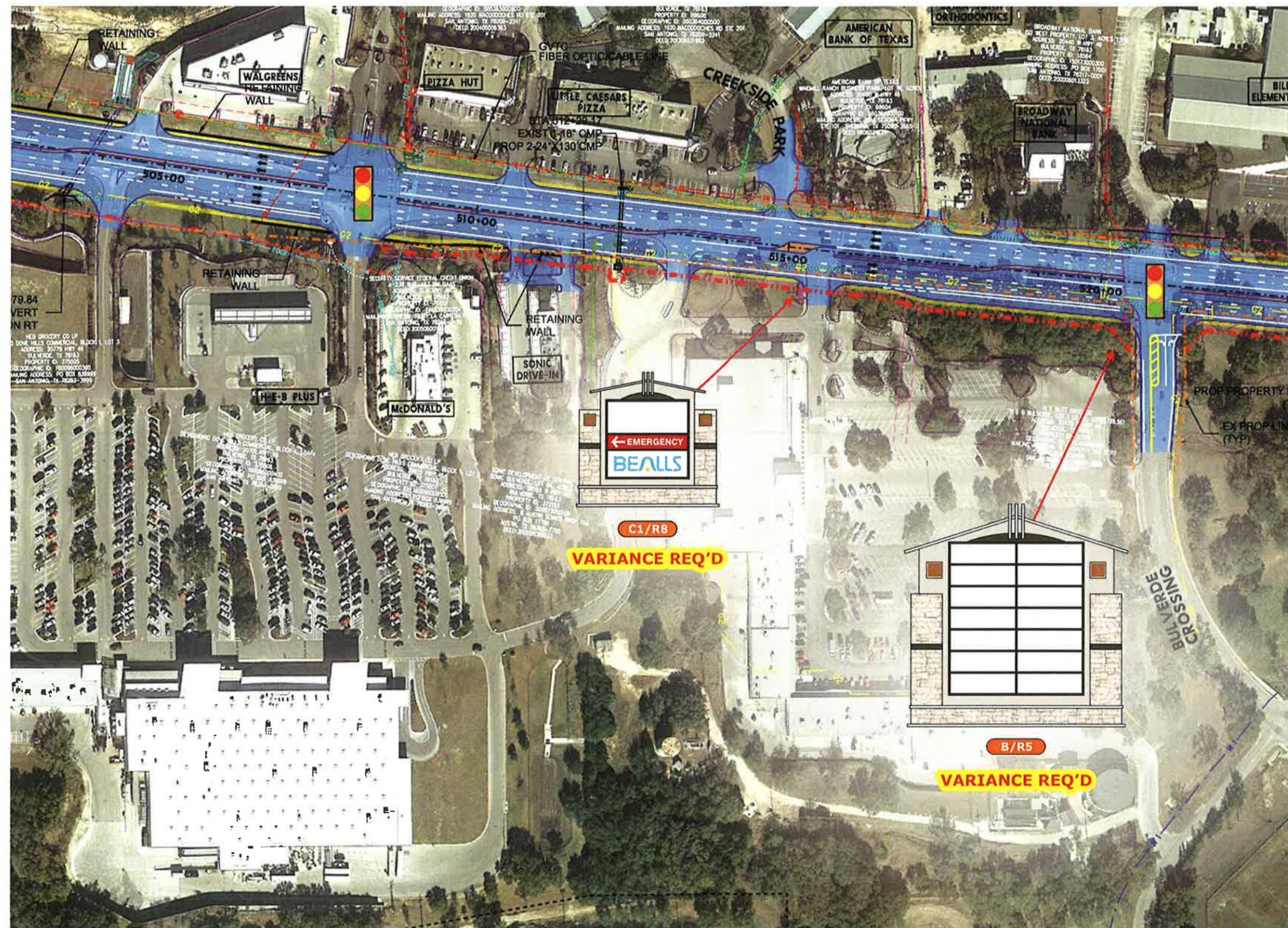
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SITE PLAN

Scale: 1"=175'-0"

REVISION # 8
 7-30-20

LEGEND

TXDOT PARCEL



EXISTING TREES



EXISTING EASEMENTS /
IRRIGATION AREAS



■ Proposal Drawing
□ Final Drawing

Client: HEB LP
Location: 20475 Hwy. 46
West, Spring Branch, TX
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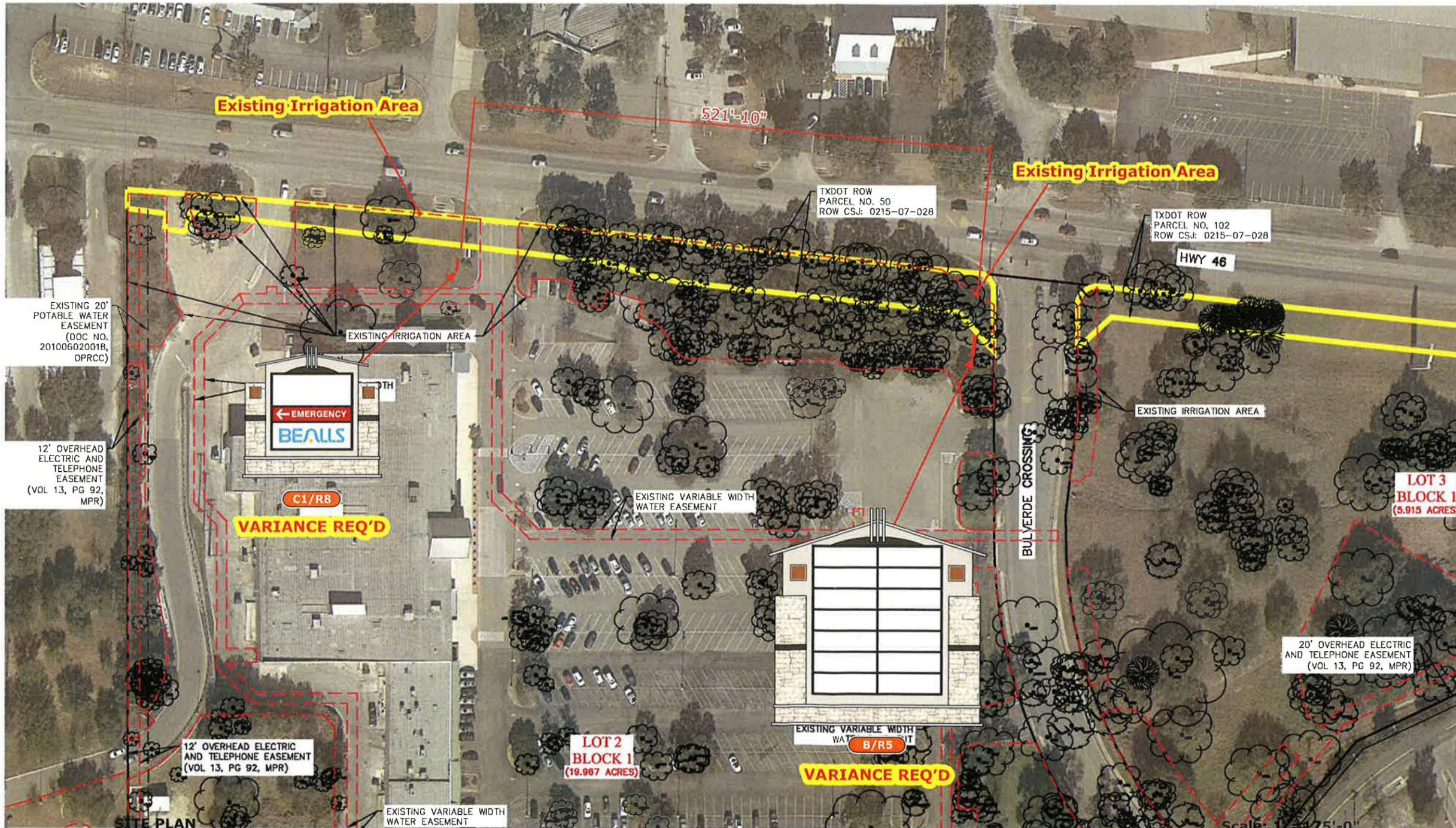
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SITE PLAN

Scale: 1"=110'-0"

REVISION # 8 7-30-20