



**NOTICE OF MEETING**  
**PLANNING AND ZONING COMMISSION**  
**6:00 P.M. – October 15, 2020**

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30360 Cougar Bend, Bulverde, TX 78163

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**MEETING AGENDA**

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

**2) APPROVAL OF MINUTES**

- a. September 10, 2020, Planning and Zoning Commission meeting.

**3) REGULAR AGENDA ITEMS**

- A. PC-20-15 (Final Plat): Consider a Final Plat for the Centennial Ridge Unit 4 Subdivision, generally located approximately 5,000 ft west of Brand Road and directly north of Ammann Road.
- B. PC-20-16 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch, Unit 9B/9C & Mustang Vista Phase 5, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- C. PC-20-19 (Preliminary Plat): Consideration of a Preliminary Plat for Parrish Hwy 46, generally located South end of the intersection of SH 46 W and Bentwood Dr.
- D. CA-20-05 (Containers): Hold a public hearing and consideration of an ordinance amending the Zoning Ordinance to define “Portable Storage Container”, adding Section 14.04.004, regulating Portable Storage Containers and amending Section 14.14.002 pertaining to Outdoor Storage; repealing conflicting ordinances; providing a severability clause; and providing an effective date.
- E. CA-20-06 (Master Thoroughfare Plan): Hold a public hearing and consider an amendment to the City of Bulverde Master Thoroughfare Plan.
- F. Consider and take possible action regarding the adoption of Rules of Procedure of the Planning and Zoning Commission of the City of Bulverde, Texas.

**4) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS**

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

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

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

**6) ADJOURNMENT**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by 5:00 pm on October 9, 2020.

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Susana Ramos, Planning Director

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Recordings of most City meetings are available at [www.bulverdetx.gov](http://www.bulverdetx.gov)

City of Bulverde Planning & Zoning Commission Minutes  
Regular Commission Meeting: September 10, 2020

Meeting Duration: 6:00 p.m. to 7:43 p.m.

### **CALL TO ORDER**

**Commission Members Present:** Jim Binkley (Chairman), Dickie Lubel, Larry Sunn, David Bullock, Clint Hays, Joe Alexander, and Seth Prescott

**Commission Members Absent:** Lindy Sisk (Vice Chairman)

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

### **APPROVAL OF MINUTES**

- a. **Commissioner Sunn made a motion, seconded by Commissioner Lubel to approve the minutes of the August 13, 2020 meeting as amended (removing “unanimously” from the 6-1 decision noted under PC-19-17). Motion passed 7-0.**

### **REGULAR AGENDA ITEMS**

- A. PC-20-12 (Final Plat): Consider a Final Plat for the Centennial Ridge Unit 3 Subdivision, generally located approximately 5,000 feet west of Brand Road and directly north of Ammann Road. *Director Ramos presented the staff report for this agenda item. Dan Mullins answered questions from Planning & Zoning Commissioners regarding this subdivision plat. Bill Molina, a resident of Shepherds Ranch, questioned the utility easement that runs through Centennial Ridge and Shepherds Ranch. After further discussion, Commissioner Sunn made a motion, seconded by Commissioner Hays, to recommend approval of the Final Plat. Motion passed 7-0.*
- B. PC-20-13 (Replat Revision): Consider the approval of a Replat (Revision) for Lot 16R, Block 3 Belle Oaks Ranch, Phase II, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46. *Director Ramos presented the staff report for this agenda item. After questions and discussion, Commissioner Bullock made a motion, seconded by Commissioner Hays, to recommend approval of the Replat. Motion passed 7-0.*
- C. PC-20-14 (Replat Revision): Consider the approval of a Replat (Revision) for Lot 24R, Block 3 Belle Oaks Ranch, Phase II, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46. *Director Ramos presented the staff report for this agenda item. After questions and discussion, Commissioner Bullock made a motion, seconded by Commissioner Sunn, to recommend approval of the Replat. Motion passed 7-0.*
- D. VR-20-05 (Variance): Consider a request by Dana De Cesare for a variance to Section 3.08.103(j) of the City of Bulverde Code of Ordinances at 2295 Bulverde Road. *Eron Spencer, Planner I, presented the staff report for this agenda item. City staff answered questions from Planning & Zoning Commissioners regarding the variance request. Tom Hackleman spoke in favor of the variance. After further discussion, Commissioner Sunn made a motion, seconded by Commissioner Lubel, to recommend approval of the variance request as presented. Motion passed 6-1. (Commissioner Bullock voted against this agenda item)*

- E. SUP-20-02 (Special Use Permit): Hold a public hearing and consider a request by Peter Garza for approval of a Special Use Permit allowing an outdoor vendors market to be operated in the parking lot of the Bulverde Spring Branch Activity Center, located at 30280 Cougar Bend. *Eron Spencer, Planner I, presented the staff report for this agenda item. Peter Garza answered questions from Planning & Zoning Commissioners regarding this Special Use Permit. Tom Hackleman spoke in favor of the request. After further discussion, Commissioner Sunn made a motion, seconded by Commissioner Lubel, to recommend approval of the Special Use Permit subject to three of four conditions suggested by staff. Motion passed 7-0.*
- F. Consider and take possible action regarding the adoption of Rules of Procedure of the Planning and Zoning Commission of the City of Bulverde, Texas. *Jason Rammel, City Attorney, presented this agenda item. After questions and discussion, the Planning & Zoning Commission decided to table this agenda item.*

**PUBLIC COMMENTS**

None

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

None

**ADJOURNMENT**

There being no further business to come before the Commission, the meeting adjourned at 7:43 p.m. I certify that the above minutes were approved by the Commission on October 15, 2020.

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Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:  
PC-20-15  
**FINAL PLAT**  
CENTENNIAL RIDGE UNIT 4

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**MEETING DATE:** October 15, 2020  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Ramos, AICP, Planning Director

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**REQUEST:**

Consider a Final Plat for the Centennial Ridge Unit 4 Subdivision, generally located approximately 5,000 ft west of Brand Road and directly north of Ammann Road.

**APPLICANT:**

Dan Mullins, Authorized Agent  
Southerland Bulverde Land, LLC  
110 River Crossing Blvd. Ste. 1  
Spring Branch, Texas 78070

**PROPERTY INFORMATION:**

**Owner:** Southerland Bulverde Land, LLC  
**Legal Description:** 197.126 ACRES IF LAND SITUATED WITHIN THE A. HOLBROOK SURVEY, ABSTRACT NO. 270, COMAL COUNTY TEXAS' CONTAINING A PORTION OF THAT 172.37 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC # 201806047247 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND CONTAINING ALL OF THAT 0.15 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC # 202006041859 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND CONTAINING ALL OF THAT CERTAIN TRACT CALLED 180.66 ACRES DESCRIBED IN INSTRUMENT TO CENTENNIAL RIDGE, LLC RECORDED AS DOC # 2020060039092 OF THE COMAL COUNTY RECORDS.  
**Size:** 197.126 acres; 36 Lots  
**Existing Land Use:** Undeveloped  
**Existing Zoning:** R-1  
**Proposed Land-Use:** Single Family Residential

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**SUMMARY:**

This is a proposed final plat for Unit 4 of the Centennial Ridge Subdivision. The City of Bulverde approved a Master Development Plan for this subdivision in February 2019. Development in this tract, formerly known as the Cole Tract, is governed by a development agreement and the vested ordinance. The initial zoning for this development is R-1. All proposed lots conform to the R-1 zoning which requires a minimum lot size of five (5) acres or greater.

**ANALYSIS:**

This proposed Final Plat is approximately 197.126 acres vacant property and establish 36 single family residential lot.

The City of Bulverde Future Land Use plan identify the density class for this plat is Estate Residential, single-family housing on large lots is the predominant land use. Similar to Rural Living. This use may or may not have a farm and livestock activities.

Each lot will be served by individual water wells and on-site septic facilities, Electric Service provided by Pedernales Electric Cooperative and Telephone Services by Guadalupe Valley Telephone Cooperative, Inc.

**STAFF RECOMMENDATION:**

The proposed submittal has been reviewed by Halff Associates and City staff. All comments made by Halff have been addressed and reviewed.

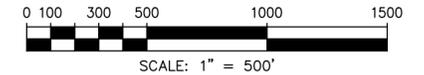
Therefore, Staff recommends **APPROVAL** of this Final Plat.

**ATTACHMENTS:**

- Final Plat
- Master Development Plat
- Halff Associated Comments Memo

SUBDIVISION PLAT ESTABLISHING  
**CENTENNIAL RIDGE UNIT 4**

BEING A TOTAL OF 197.126 ACRES OF LAND SITUATED WITHIN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, COMAL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 172.37 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#201806047247 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND CONTAINING ALL OF THAT CERTAIN 0.15 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#202006041859 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND CONTAINING ALL OF THAT CERTAIN TRACT CALLED 180.66 ACRES DESCRIBED IN INSTRUMENT TO CENTENNIAL RIDGE, LLC RECORDED AS DOC#202006039092 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS.



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

DATE OF PRINT: September 30, 2020

STATE OF TEXAS  
COUNTY OF COMAL

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

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

DAN MULLINS, AUTHORIZED AGENT  
CENTENNIAL RIDGE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070  
TELEPHONE (830)228-5263

STATE OF TEXAS  
COUNTY OF COMAL

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

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF CENTENNIAL RIDGE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR 20\_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON OR VICE CHAIRPERSON

STATE OF TEXAS  
COUNTY OF COMAL

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

COUNTY CLERK  
COMAL COUNTY, TEXAS

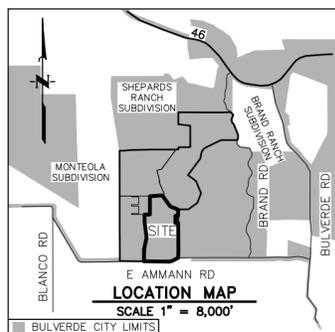
BY: \_\_\_\_\_  
DEPUTY

**GENERAL NOTES**

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000170.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- THE FLOODPLAIN LIMITS SHOWN ON THIS PLAT ARE APPROXIMATE AND SUBJECT TO CHANGE. THE 100-YEAR FLOODPLAIN LIMITS ARE SHOWN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FM48091C0215F, DATED SEPTEMBER 2, 2009.
- ON LOTS CONTAINING THE 100-YR FLOODPLAIN, RESIDENTIAL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE HIGHEST 100-YEAR WATER SURFACE ELEVATION PRESENT ON THE LOT.
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLAN (CZP ID NO. 13000887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ON APRIL 24, 2019.
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, TEXAS.
- THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 4 IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 COLE" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE V OF THE AGREEMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CENTENNIAL RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- THE PRIVATE STREET (LOT 999, BLOCK 4) IS AN EGTC AND DRAINAGE EASEMENT.
- NO DISTURBANCE SHALL BE PERMITTED WITHIN THE RIPARIAN BUFFERS ESTABLISHED ON THIS PLAT. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKING UP DRAINAGE UPSTREAM OF THE CULVERT.
- A 23 FOOT STRIP OF LAND (1.24 ACRES) ALONG THE CURRENT E. AMMAN ROAD ROW IS HEREBY DEDICATED TO THE CITY OF BULVERDE.
- A 10' UTILITY EASEMENT (UE) IS PRESENT ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UE IS PRESENT ALONG THE ROAD FRONTAGE OF EACH LOT. SEE SHEET 2 FOR DIAGRAM.
- TOTAL LINEAR FEET OF STREETS = 5,579 LF
- LOT 999, BLOCK 4 (PRIVATE STREET RIGHT-OF-WAY) CONTAINS 6.95 ACRES OF LAND.

**PEDERNALES ELECTRIC COOPERATIVE NOTES**

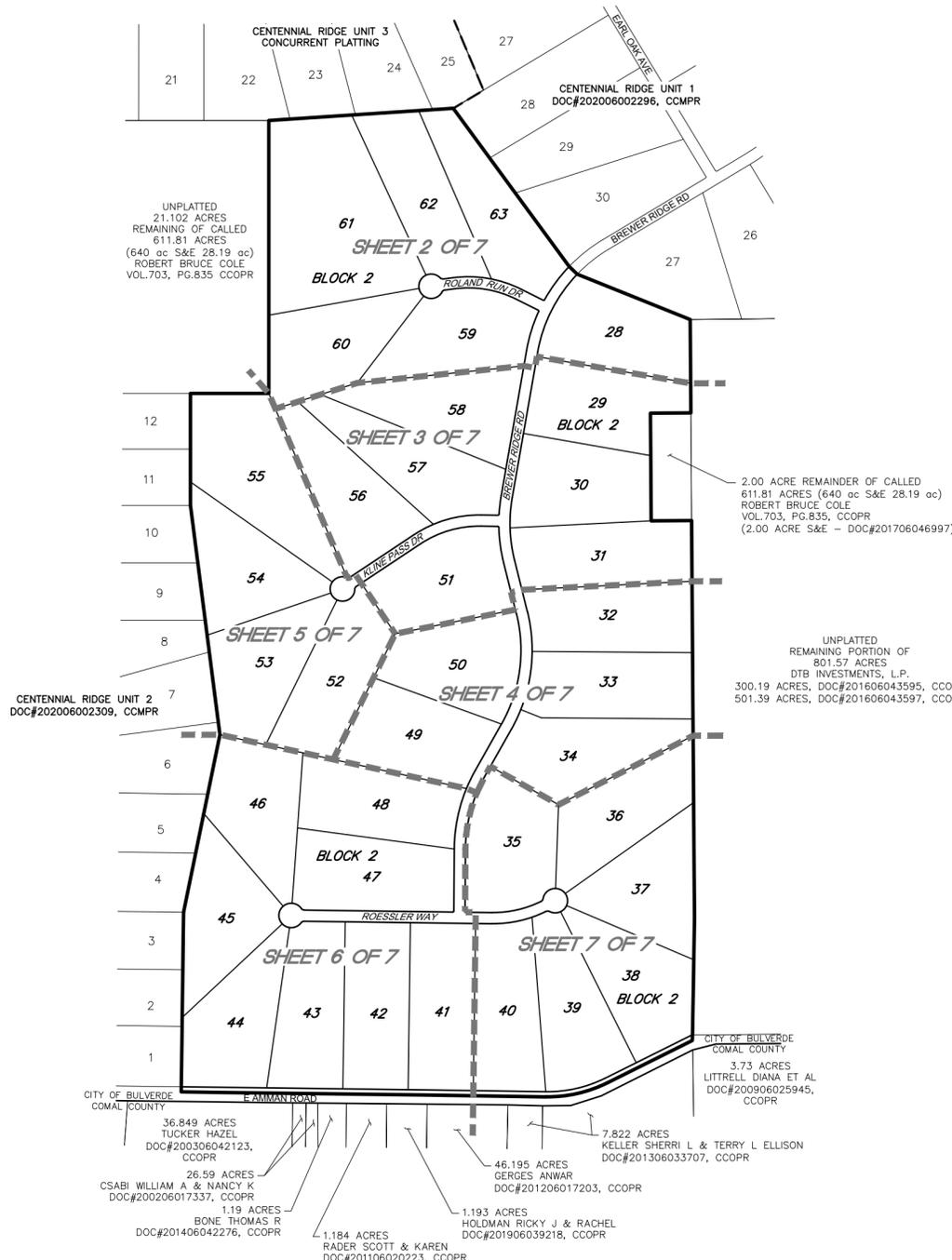
- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY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



**LEGEND**

- CCOPR ----- COMAL COUNTY OFFICIAL PUBLIC RECORDS
- CCDR ----- COMAL COUNTY DEED RECORDS
- CCMPR ----- COMAL COUNTY MAP AND PLAT RECORDS
- BSL ----- BUILDING SETBACK LINE
- CVE ----- CLEAR VISION EASEMENT
- EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV
- ESMT ----- EASEMENT
- DE ----- DRAINAGE EASEMENT
- CL ----- CENTER LINE
- AC ----- ACRE
- VOL ----- VOLUME
- PG ----- PAGE
- GBRA ----- GUADALUPE BLANCO RIVER AUTHORITY
- LCRA ----- LOWER COLORADO RIVER AUTHORITY
- PEC ----- PEDERNALES ELECTRIC COOPERATIVE
- UE ----- UTILITY EASEMENT
- UDE ----- UTILITY & DRAINAGE EASEMENT
- FF ----- MINIMUM FINISHED FLOOR ELEVATION
- ~ 999 ~----- 100-YEAR WATER SURFACE ELEVATION

**INDEX MAP**



STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

SUBDIVISION PLAT ESTABLISHING  
**CENTENNIAL RIDGE UNIT 4**

BEING A TOTAL OF 197.126 ACRES OF LAND SITUATED WITHIN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, COMAL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 172.37 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#201806047247 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND CONTAINING ALL OF THAT CERTAIN 0.15 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#202006041859 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND CONTAINING ALL OF THAT CERTAIN TRACT CALLED 180.66 ACRES DESCRIBED IN INSTRUMENT TO CENTENNIAL RIDGE, LLC RECORDED AS DOC#202006039092 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS.

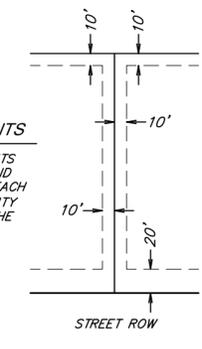


SCALE: 1" = 100'

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

DATE OF PRINT: September 30, 2020

KEY MAP

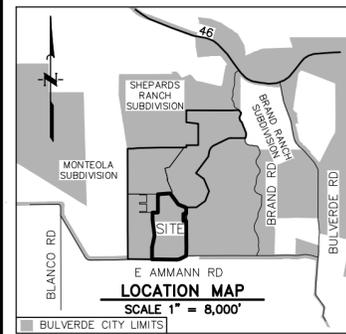


TYPICAL UTILITY EASEMENTS

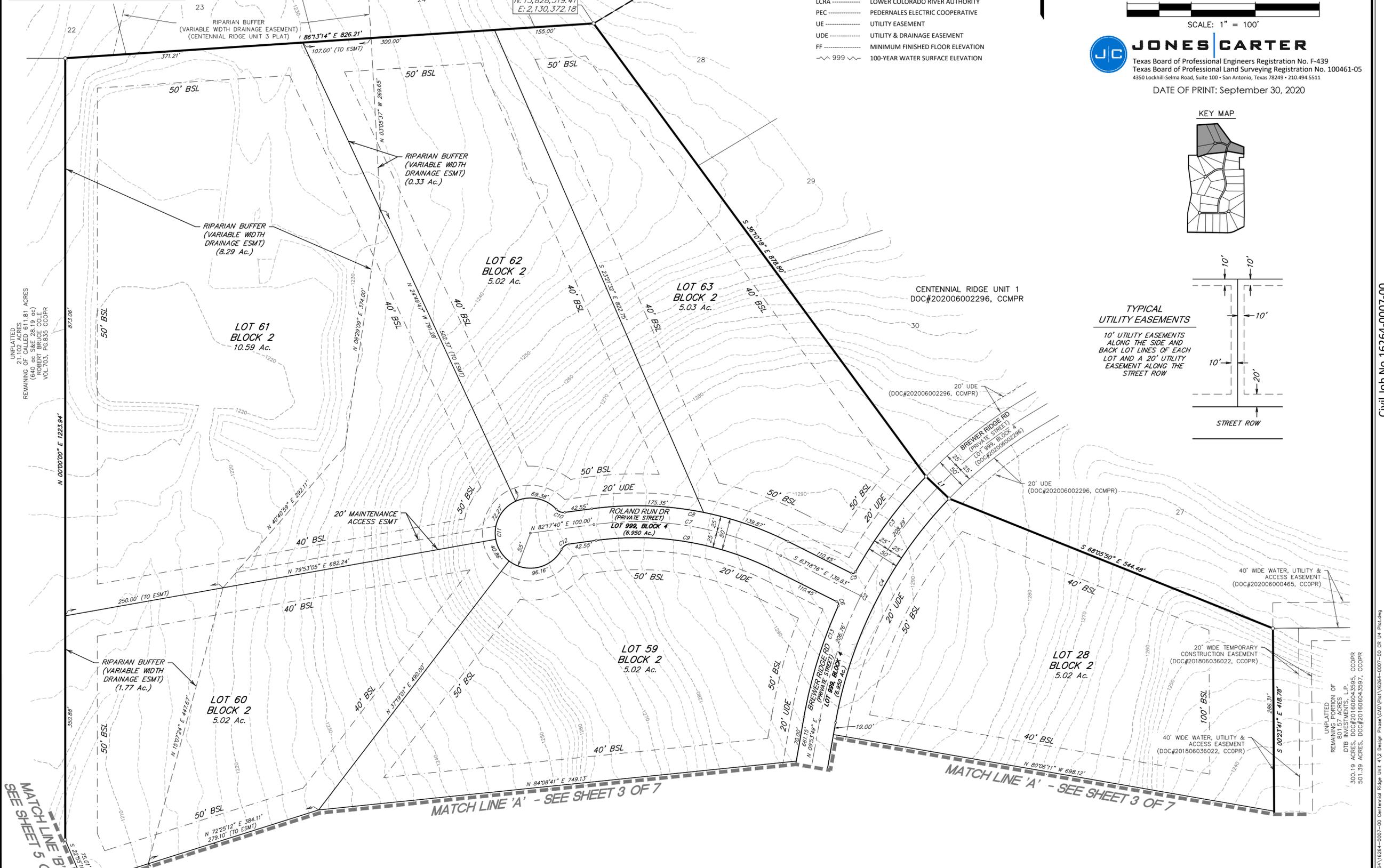
10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW

LEGEND

- CCOPR ..... COMAL COUNTY OFFICIAL PUBLIC RECORDS
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- BSL ..... BUILDING SETBACK LINE
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- ESMT ..... EASEMENT
- DE ..... DRAINAGE EASEMENT
- CL ..... CENTER LINE
- Ac. ..... ACRE
- VOL ..... VOLUME
- PG. ..... PAGE
- GBRA ..... GUADALUPE BLANCO RIVER AUTHORITY
- LCRA ..... LOWER COLORADO RIVER AUTHORITY
- PEC ..... PEDERNALES ELECTRIC COOPERATIVE
- UE ..... UTILITY EASEMENT
- UDE ..... UTILITY & DRAINAGE EASEMENT
- FF ..... MINIMUM FINISHED FLOOR ELEVATION
- 999 ..... 100-YEAR WATER SURFACE ELEVATION



LOCATION MAP  
SCALE 1" = 8,000'



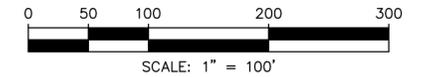
SEE SHEET 4 OF 7 FOR LINE AND CURVE TABLES

SHEET 2 OF 7

Civil Job No. 16264-0007-00

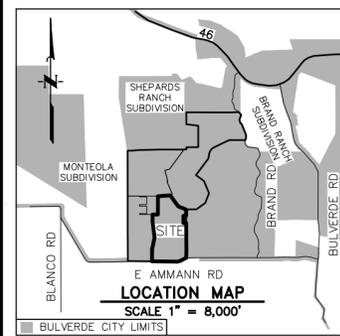
SUBDIVISION PLAT ESTABLISHING  
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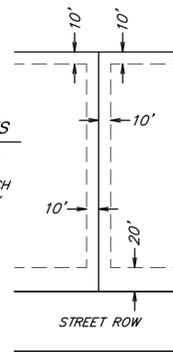
DATE OF PRINT: September 30, 2020



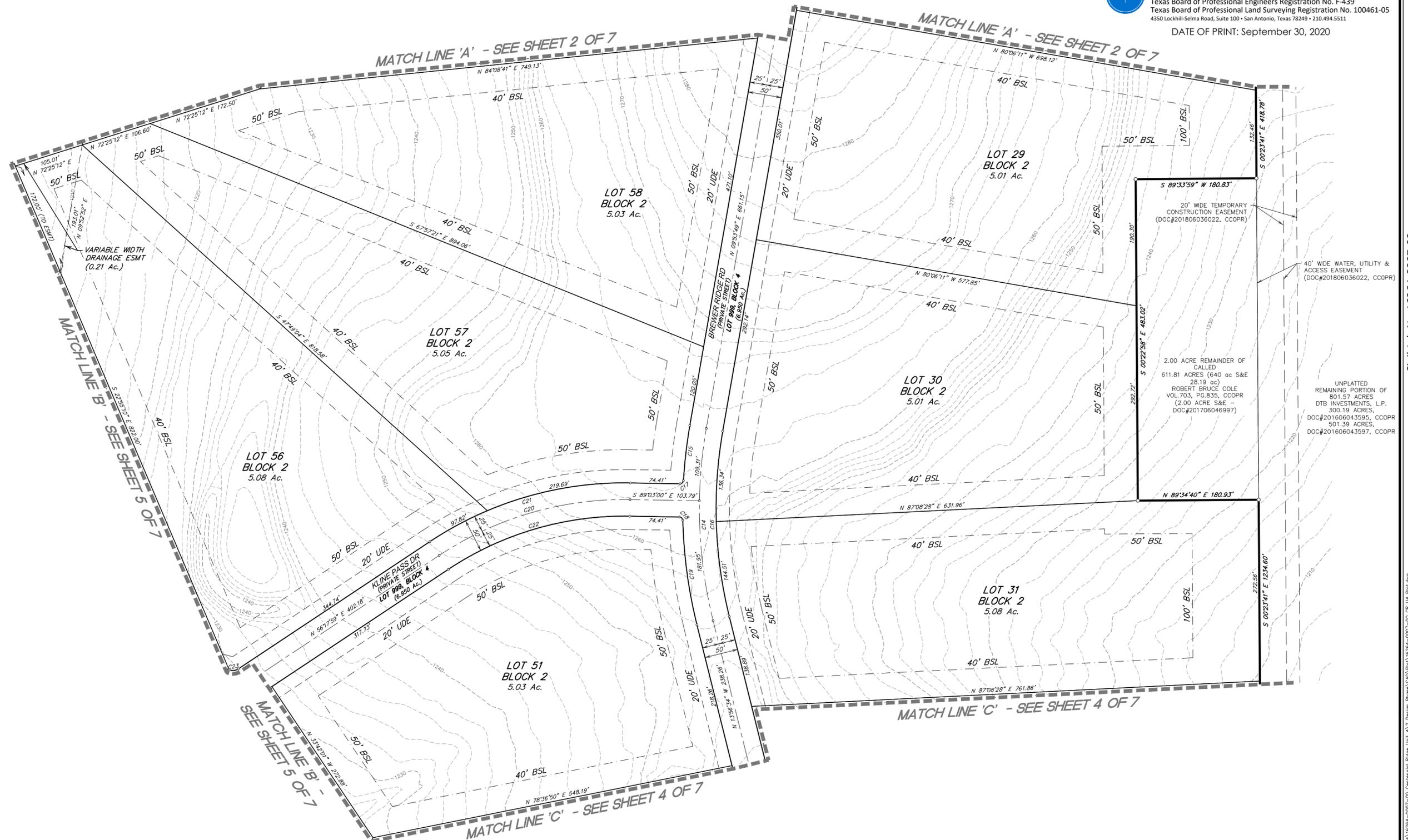
- LEGEND**
- CCOPR ..... COMAL COUNTY OFFICIAL PUBLIC RECORDS
  - CCDR ..... COMAL COUNTY DEED RECORDS
  - CCMPR ..... COMAL COUNTY MAP AND PLAT RECORDS
  - BSL ..... BUILDING SETBACK LINE
  - CVE ..... CLEAR VISION EASEMENT
  - EGTC ..... ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
  - DE ..... DRAINAGE EASEMENT
  - CL ..... CENTER LINE
  - Ac. ..... ACRE
  - VOL. .... VOLUME
  - PG. .... PAGE
  - GBRA ..... GUADALUPE BLANCO RIVER AUTHORITY
  - LCRA ..... LOWER COLORADO RIVER AUTHORITY
  - PEC ..... PEDERNALES ELECTRIC COOPERATIVE
  - UE ..... UTILITY EASEMENT
  - UDE ..... UTILITY & DRAINAGE EASEMENT
  - FF ..... MINIMUM FINISHED FLOOR ELEVATION
  - 999 ..... 100-YEAR WATER SURFACE ELEVATION

**TYPICAL UTILITY EASEMENTS**

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



**KEY MAP**



SEE SHEET 4 OF 7 FOR LINE AND CURVE TABLES

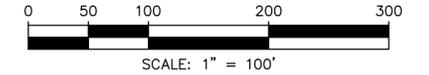
SHEET 3 OF 7

Civil Job No. 16264-0007-00

File: K:\16264\16264-0007-00\_Centennial Ridge Unit 4.dwg Design: Phase\CAO\Plot\16264-0007-00\_CR\_U4\_Plot.dwg

SUBDIVISION PLAT ESTABLISHING  
**CENTENNIAL RIDGE UNIT 4**

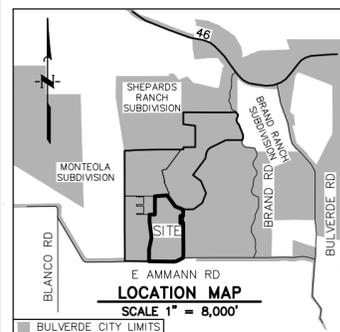
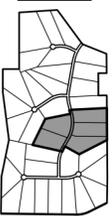
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4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

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KEY MAP



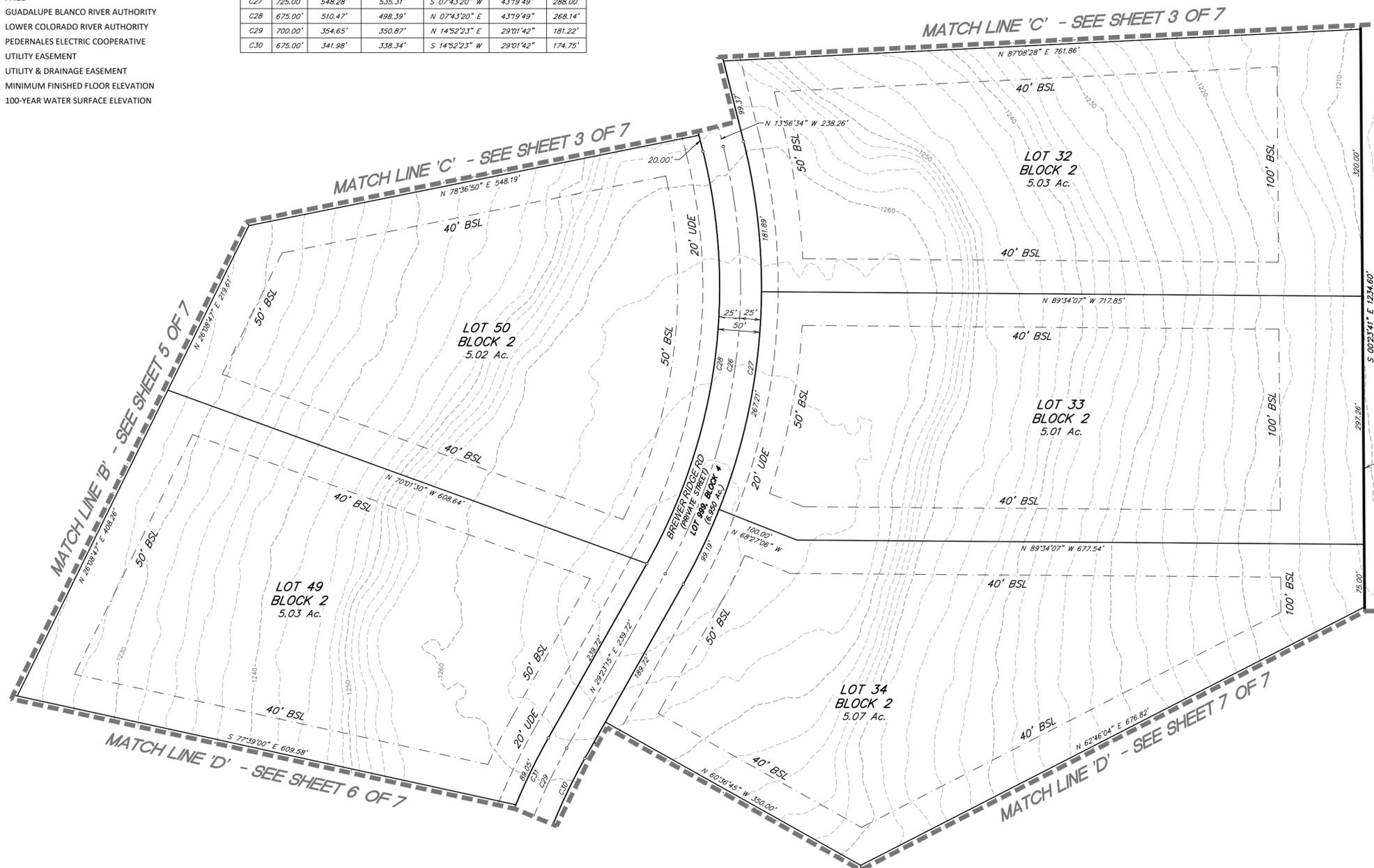
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- ~ 999 ~ ..... 100-YEAR WATER SURFACE ELEVATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	595.00'	285.20'	282.48'	S 77°09'38" W	272°7'49"	145.40'
C2	700.00'	413.52'	407.54'	N 26°49'15" E	33°50'51"	212.99'
C3	725.00'	185.93'	185.42'	N 36°23'51" E	14°11'37"	93.48'
C4	675.00'	398.76'	392.98'	S 26°49'15" W	33°50'51"	205.39'
C5	5.00'	7.65'	6.92'	N 72°52'23" E	87°38'41"	4.80'
C6	5.00'	7.65'	6.92'	N 19°28'56" W	87°38'41"	4.80'
C7	500.00'	300.21'	295.72'	S 80°30'18" E	34°24'04"	154.78'
C8	525.00'	315.22'	310.50'	S 80°30'18" E	34°24'04"	162.52'
C9	475.00'	285.20'	280.93'	N 80°30'18" W	34°24'04"	147.04'
C10	15.00'	14.44'	13.89'	S 70°07'50" E	55°09'00"	7.83'
C11	55.00'	278.67'	62.86'	N 07°42'20" W	290°18'01"	38.30'
C12	15.00'	14.44'	13.89'	S 54°43'10" W	55°09'00"	7.83'
C13	725.00'	182.76'	182.28'	N 17°07'07" E	14°26'35"	91.87'
C14	700.00'	291.26'	289.16'	N 02°01'23" W	23°50'23"	147.77'
C15	725.00'	83.41'	83.36'	N 06°36'04" E	6°35'30"	41.75'
C16	675.00'	280.86'	278.83'	S 02°01'23" E	23°50'23"	142.49'
C17	5.00'	7.65'	6.92'	N 47°07'40" E	87°38'41"	4.80'
C18	5.00'	7.65'	6.92'	N 45°13'39" W	87°38'41"	4.80'
C19	725.00'	158.65'	158.33'	N 07°40'27" W	12°32'15"	79.64'
C20	500.00'	302.38'	297.79'	N 73°37'29" E	34°39'01"	155.97'
C21	525.00'	317.50'	312.68'	N 73°37'29" E	34°39'01"	163.77'
C22	475.00'	287.26'	282.90'	S 73°37'29" W	34°39'01"	148.17'
C23	15.00'	14.44'	13.89'	N 83°52'29" E	55°09'00"	7.83'
C24	55.00'	278.67'	62.86'	N 33°42'01" W	290°18'01"	38.30'
C25	15.00'	14.44'	13.89'	S 28°43'29" W	55°09'00"	7.83'
C26	700.00'	529.38'	516.85'	N 07°43'20" E	43°19'49"	278.07'
C27	725.00'	548.28'	535.31'	S 07°43'20" W	43°19'49"	288.00'
C28	675.00'	510.47'	498.39'	N 07°43'20" E	43°19'49"	268.14'
C29	700.00'	354.65'	350.87'	N 14°52'23" E	29°01'42"	181.22'
C30	675.00'	341.98'	338.34'	S 14°52'23" W	29°01'42"	174.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C31	725.00'	367.32'	363.40'	N 14°52'23" E	29°01'42"	187.69'
C32	5.00'	7.89'	7.10'	N 45°34'07" E	90°25'10"	5.04'
C33	5.00'	7.82'	7.05'	S 44°25'53" E	89°34'50"	4.96'
C34	15.00'	14.44'	13.89'	S 61°38'47" E	55°09'00"	7.83'
C35	55.00'	278.67'	62.86'	N 00°46'42" E	290°18'01"	38.30'
C36	15.00'	14.44'	13.89'	S 63°12'12" W	55°09'00"	7.83'
C37	500.00'	236.67'	234.46'	N 77°13'06" E	27°07'12"	120.59'
C38	475.00'	224.83'	222.74'	N 77°13'06" E	27°07'12"	114.56'
C39	525.00'	248.50'	246.19'	S 77°13'06" W	27°07'12"	126.62'
C40	15.00'	14.44'	13.89'	N 36°05'00" E	55°09'00"	7.83'
C41	55.00'	278.67'	62.86'	S 26°20'30" E	290°18'01"	38.30'
C42	15.00'	14.44'	13.89'	N 88°46'00" W	55°09'00"	7.83'
C43	572.00'	274.17'	271.56'	S 77°09'38" W	272°7'48"	139.77'

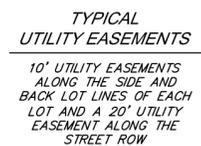
LINE	BEARING	DISTANCE
L1	S 46°15'20" E	50.00'
L2	S 02°54'24" W	24.73'



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

20' WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
(DOC#201806036022, CCOPR)

40' WIDE WATER, UTILITY &  
ACCESS EASEMENT  
(DOC#201806036022, CCOPR)



SEE SHEET 4 OF 7 FOR LINE AND CURVE TABLES

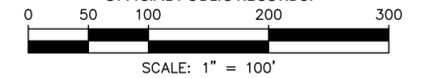
SHEET 4 OF 7

Civil Job No. 16264-0007-00

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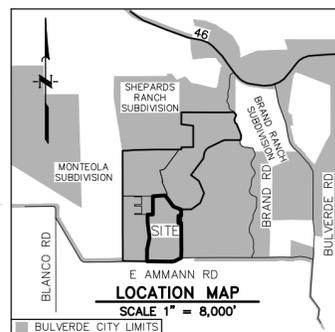
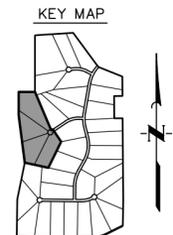
SUBDIVISION PLAT ESTABLISHING  
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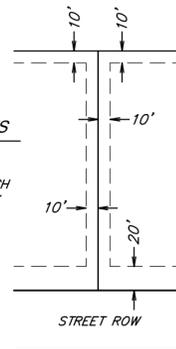
**JONES CARTER**  
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4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: September 30, 2020



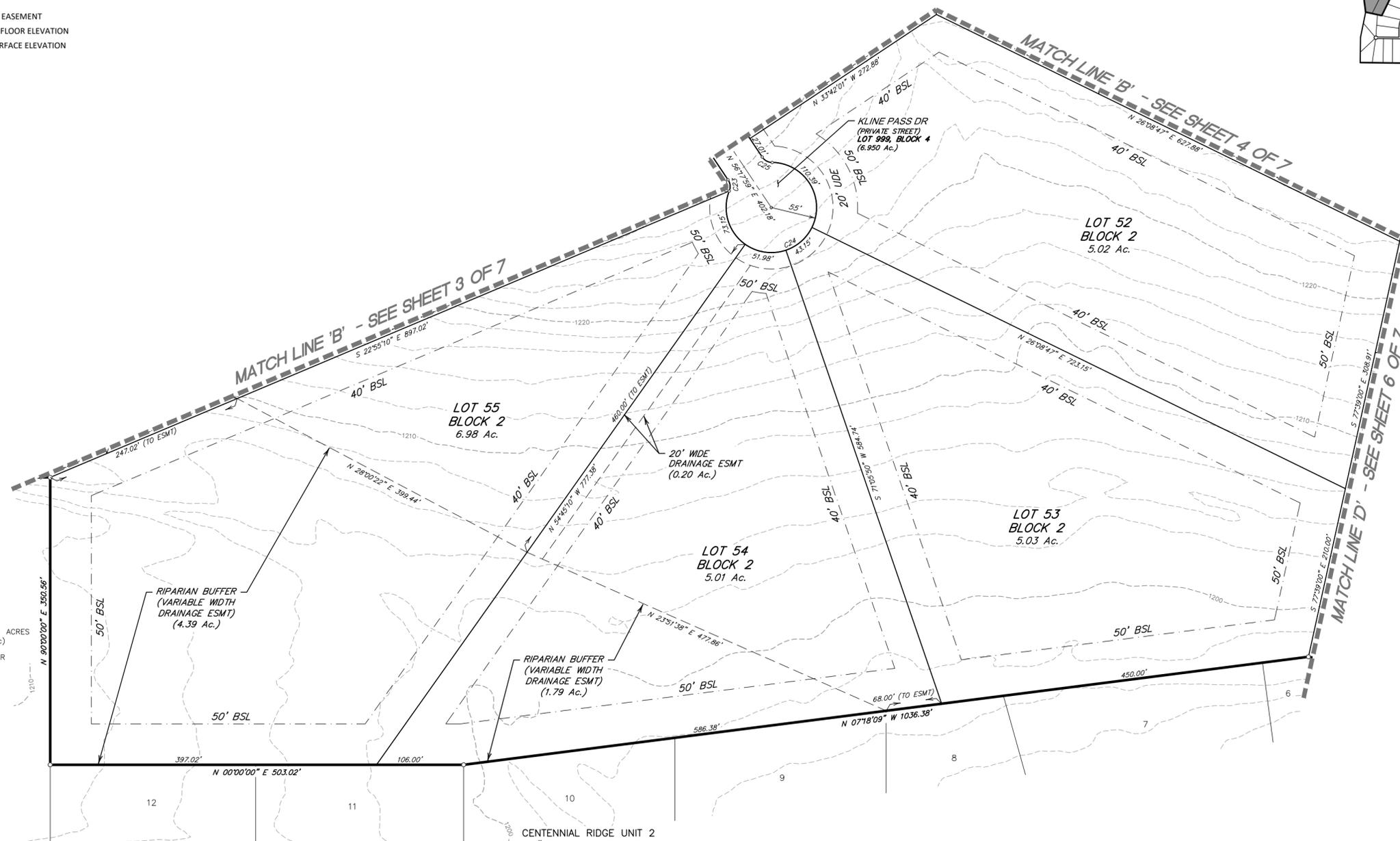
**TYPICAL UTILITY EASEMENTS**

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



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UNPLATTED  
21.102 ACRES  
REMAINING OF CALLED 611.81 ACRES  
(640 ac S&E 28.19 ac)  
ROBERT BRUCE COLE  
VOL.703, PG.835 CCOPR

CENTENNIAL RIDGE UNIT 2  
DOC#202006002309, CCMPR

SEE SHEET 4 OF 7 FOR LINE AND CURVE TABLES

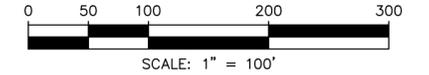
SHEET 5 OF 7

Civil Job No. 16264-0007-00

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SUBDIVISION PLAT ESTABLISHING  
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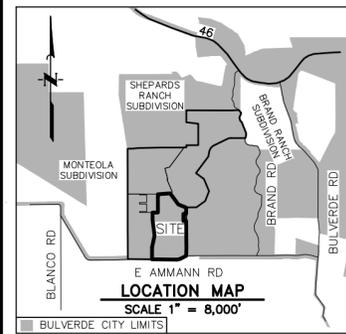
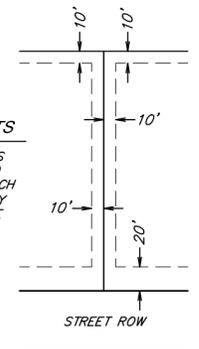


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CENTENNIAL RIDGE UNIT 2  
DOC#202006002309, CCMPR

100-YR FLOODPLAIN  
FEMA FLOOD ZONE A  
PANEL 48091C0215F  
EFFECTIVE SEPTEMBER 2, 2009

N: 13,823,907.72  
E: 2,129,156.19

CITY OF BULVERDE  
COMAL COUNTY

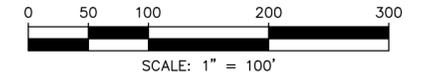
E AMMAN ROAD  
(±40' ROW)

MATCH LINE 'E' - SEE SHEET 7 OF 7

SEE SHEET 4 OF 7 FOR LINE AND CURVE TABLES

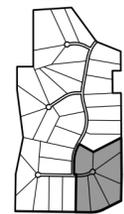
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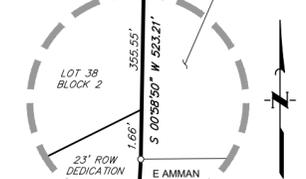


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KEY MAP



UNPLATTED REMAINING PORTION OF 801.57 ACRES DTB INVESTMENTS, L.P. 300.19 ACRES, DOC#201606043595, CCOPR 501.39 ACRES, DOC#201606043597, CCOPR



DETAIL "A"  
SCALE: 1"=4'

UNPLATTED REMAINING PORTION OF 801.57 ACRES DTB INVESTMENTS, L.P. 300.19 ACRES, DOC#201606043595, CCOPR 501.39 ACRES, DOC#201606043597, CCOPR

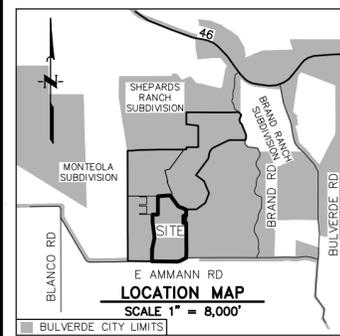
20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC#201806036022, CCOPR)

40' WIDE WATER, UTILITY & ACCESS EASEMENT (DOC#201806036022, CCOPR)

20' TEMPORARY CONSTRUCTION EASEMENT (DOC#201706024462, CCOPR)

30' UTILITY EASEMENT (DOC#201706024462, CCOPR)

DETAIL "A"  
SEE THIS SHEET

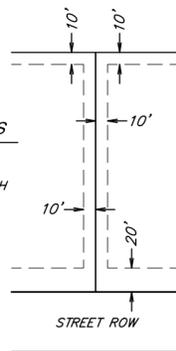


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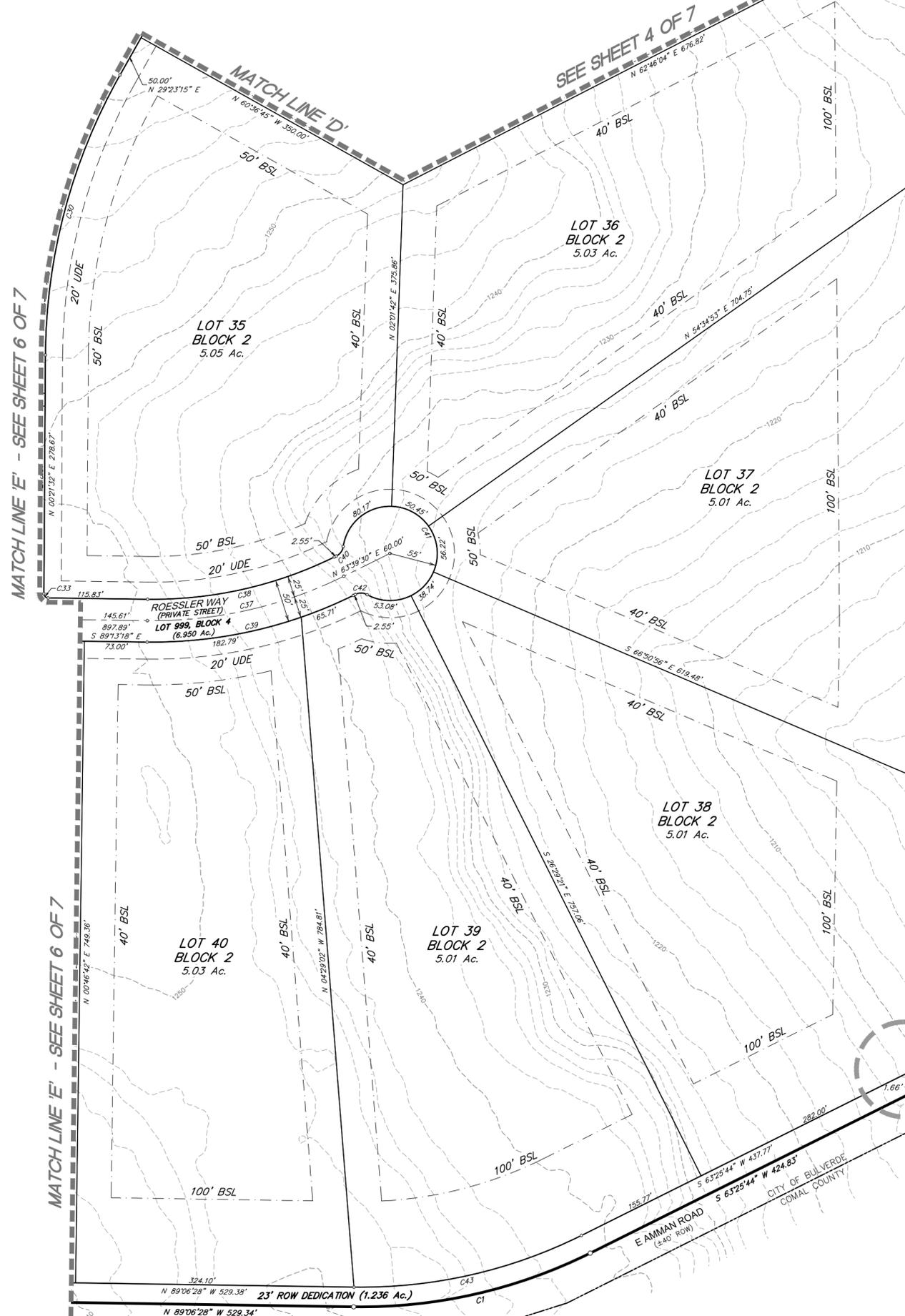
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MATCH LINE 'E' - SEE SHEET 6 OF 7

MATCH LINE 'E' - SEE SHEET 6 OF 7



SEE SHEET 4 OF 7 FOR LINE AND CURVE TABLES

SHEET 7 OF 7

Civil Job No. 16264-0007-00

File: K:\16264\16264-0007-00\_Centennial Ridge Unit 4\2\_Design Phase\CAD\Plot\16264-0007-00\_CR\_U4\_Plot.dwg



## **REVIEW MEMORANDUM**

**TO:** Darren McAfee  
Jones I Carter  
4350 Lockhill Selma Rd, Suite 100  
San Antonio, TX 78249  
[DMcAfee@jonescarter.com](mailto:DMcAfee@jonescarter.com)

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

**SUBJECT:** Centennial Ridge Unit 4 Final Plat  
Acceptance

**DATE:** September 30, 2020

---

Half Associates, on behalf of the City of Bulverde, has performed a review on the Centennial Ridge Unit 4 Final Plat, dated 9/14/2020 and design plans dated 8/4/2020. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde (January 2015), the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated August 18, 2018 between the City of Bulverde and DTB Investments, LP. Based on our review of the referenced documents, Half Associates has no comments and recommends approval of the Centennial Ridge Unit 4 Final Plat at the next available Planning & Zoning meeting.

A pre-construction meeting should be scheduled with the City and the City inspection fee is estimated at \$19,865.00 for Unit 4 (\$78 base + \$3.10 per LF of roads[5,579 LF] & drainage infrastructure [804 LF]).

**Plat specifications, Ordinance Section 1.05(b)**

No comments

**Plat Supporting Documents, Ordinance Section 1.04(c)**

No comments

**General Design 2.03(c)**

No comments

**Streets 2.04(a)**

No comments

**Storm Water Management Plan / Drainage Analysis**

No comments

**Design Plans**

No comments



PLANNING AND ZONING COMMISSION ITEM:  
PC-20-16

## PRELIMINARY PLAT

4S Ranch Unit - 9B/9C & Mustang Vista Phase 5

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**MEETING DATE:** October 15, 2020

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Susana Ramos, AICP, Planning Director

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### REQUEST:

Consideration of a Preliminary Plat for 4S Ranch, Unit 9B/9C & Mustang Vista Phase 5, generally located 1.7 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:** 39.009 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 DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE M JAMISON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE FREDERICK WILLIAM FOERSTR SURVEY NUMBER 850 ABSTRACT 879 IN COMAL COUNTY.

**Size:** 39.009 acres; 126 lots

**Existing Land Use:** Undeveloped

**Existing Zoning:** Extraterritorial Jurisdiction (ETJ)

**Proposed Land-Use:** Single Family Residential

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### SUMMARY:

This is a proposed preliminary plat for 4S Ranch, Unit 9B/9C & Mustang Vista Phase 5 development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 39.009 acres of vacant property and establishes 126 single family residential lots. The density class for this plat is High Density.

**ANALYSIS:**

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 Service will be provided by CPS Energy

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

Half Associates and the City of Bulverde Planning Department have reviewed the proposed preliminary plat and related required documents.

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

**ATTACHMENTS:**

- Application
- Preliminary Plat
- Comment Letter



# APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

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

1. Name of Subdivision: \_\_\_\_\_ Unit No \_\_\_\_\_  
 Location Description/Nearest Intersection: \_\_\_\_\_

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD  
 Address: 1992 Dry Creek Way, Suite 101, San Antonio, TX 78259 Email: richard.mott@lennar.com  
 Telephone: (210) 889-5516 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers, Inc.  
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: bspengler@pape-dawson.com  
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>126</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>33.293</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Density Class:	<u>High</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>Single Family</u>		<input type="checkbox"/> Contributing

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

\_\_\_\_\_  
 Signature of Owner/Applicant

\_\_\_\_\_  
 Date

**Fees on Page 2**

**Fees:**

**Preliminary Plats**

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

**Traffic Impact Analysis (TIA) Review**

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA

\*Traffic Impact Analysis Review Fee paid with 4S Ranch Unit-7C Preliminary Plat. The Same Traffic Impact Analysis is being submitted for this plat.

**Drainage Analysis Review Tier 1**

- \$750

**Drainage Analysis Review Tier 2 single family residential**

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

\*Drainage Analysis Review Fee paid with 4S Ranch Unit-7C Preliminary Plat. The Same Drainage Analysis is being submitted for this plat.

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

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

**SUBMITTAL DATES: OCTOBER 2019 – DECEMBER 2020**

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



# Planning and Development Preliminary Plat Application Checklist

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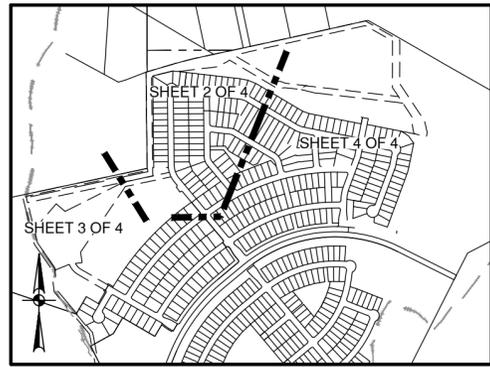
**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE  
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

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





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: October 1, 2020

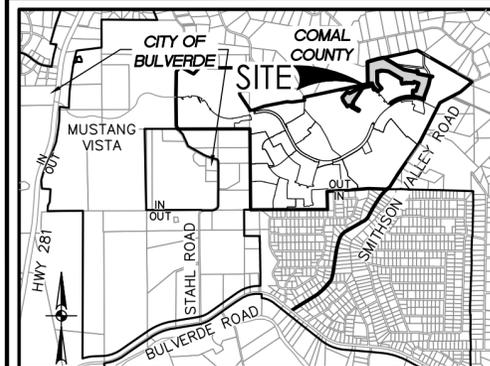


INDEX MAP  
SCALE: 1"= 1000'

### SUBDIVISION PLAT OF 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5

A 39.009 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 DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE FREDERICK WILLIAM FOERSTER SURVEY NUMBER 850, ABSTRACT 879 IN COMAL COUNTY, TEXAS.

**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.  
**OPEN SPACE NOTE:**  
LOT 901, BLOCK 53 AND LOT 906, BLOCK 50 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.  
**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.



LOCATION MAP  
NOT-TO-SCALE

**C.P.S. NOTES:**

- 1. 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 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.
- 2. 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.
- 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.
- 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 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:**

- 1) 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.
- 2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- 3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
- 4) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- 5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 6) THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- 7) CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

**SURVEYOR'S NOTES:**

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- 3. DIMENSIONS SHOWN ARE SURFACE.
- 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**MISCELLANEOUS NOTE:**

- 1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- 2. 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 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-9B/9C & MUSTANG VISTA PHASE 5 IS 5,246 LINEAR FEET.
- 4. 4S RANCH UNIT-9B/9C & MUSTANG VISTA PHASE 5 LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE 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 TABLE		
LINE #	BEARING	LENGTH
L1	N77°44'46"E	36.71'
L2	S68°58'57"E	35.74'
L3	S78°43'57"E	50.00'
L4	S78°43'57"E	9.99'
L5	S78°43'57"E	10.00'
L6	S11°16'03"W	60.00'
L7	S71°58'59"W	53.61'
L8	S49°37'57"W	54.03'
L9	S12°39'23"W	44.27'
L10	S18°16'54"W	44.15'
L11	S6°07'40"W	18.48'
L12	N7°03'37"E	15.65'
L13	N6°32'22"W	20.84'
L14	N28°30'02"E	21.01'
L15	S6°33'01"E	19.16'
L16	S6°07'40"W	1.82'
L17	S9°52'30"W	46.72'
L18	S5°02'24"W	43.04'
L19	N35°52'00"W	43.00'
L20	S7°41'10"E	9.05'
L21	N2°45'26"E	44.79'
L22	N7°14'34"W	31.34'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	N2°45'26"E	90.88'
L24	S2°08'42"W	41.75'
L25	N88°29'22"W	72.16'
L26	S84°52'30"W	50.00'
L27	N5°33'08"E	40.64'
L28	S11°16'03"W	19.85'
L29	N7°33'35"W	53.94'
L30	N56°02'34"W	86.60'
L31	S89°21'50"W	50.00'
L32	S0°38'10"E	24.35'
L33	S19°56'25"E	79.39'
L34	S50°06'56"W	50.00'
L35	N39°53'04"W	10.00'
L36	S50°06'56"W	10.00'
L37	N39°53'04"W	106.40'
L38	N35°42'46"W	10.00'
L39	N36°03'54"W	10.00'
L40	N39°53'04"W	32.98'
L41	S77°51'38"W	22.65'
L42	N2°12'03"W	30.23'
L43	N39°53'04"W	116.40'
L44	N39°53'04"W	29.04'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	N11°16'03"E	161.00'
L46	S11°16'03"W	161.00'
L47	S11°16'03"W	83.43'
L48	N11°16'03"E	84.47'
L49	S11°16'03"W	79.95'
L50	S2°08'42"W	38.58'
L51	N2°08'43"E	38.58'
L52	N11°16'03"E	79.95'
L53	S11°16'03"W	68.80'
L54	S5°07'38"E	106.62'
L55	N5°07'38"W	106.62'
L56	N11°16'03"E	68.80'
L57	N78°43'57"W	88.89'
L58	S0°38'10"E	110.11'
L59	N0°38'10"W	120.08'
L60	N2°12'03"W	26.47'
L61	N72°25'54"E	11.21'
L62	S79°05'59"E	66.88'
L63	S67°46'44"E	70.29'
L64	S59°38'01"E	54.71'
L65	S69°50'44"E	56.08'
L66	N11°16'03"E	40.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L67	N4°31'50"E	44.40'
L68	S7°01'32"W	66.05'
L69	S7°01'32"W	59.61'
L70	N19°47'25"W	21.01'
L71	S5°02'19"W	43.00'
L72	S11°16'03"W	58.04'
L73	S2°05'50"W	58.30'
L74	S11°16'03"W	40.00'
L75	N11°16'03"E	10.00'
L76	S56°38'45"E	72.47'
L77	S35°30'44"E	72.38'
L78	S89°21'50"W	137.92'
L79	N49°00'51"W	96.79'
L80	S13°49'17"E	117.26'
L81	S14°56'16"E	20.16'
L82	N67°42'00"E	125.00'
L83	N30°10'49"E	50.00'
L84	N82°23'29"E	55.37'
L85	N7°36'31"W	88.13'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1243.00'	16°23'36"	N74°27'35"W	354.43'	355.65'
C2	1200.00'	2°23'14"	N83°46'03"W	50.00'	50.00'
C3	1200.00'	40°52'34"	S74°36'02"W	838.07'	856.11'
C4	1243.00'	0°27'39"	S54°23'31"W	10.00'	10.00'
C5	175.00'	39°14'54"	S20°15'37"E	117.55'	119.88'
C6	25.00'	97°16'57"	S48°00'19"W	37.53'	42.45'
C7	1243.00'	40°47'09"	S74°33'16"W	866.26'	884.83'
C8	13.00'	87°56'10"	N41°04'48"W	18.05'	19.95'
C9	200.00'	10°00'00"	N2°14'34"W	34.86'	34.91'
C10	100.00'	10°00'00"	N2°14'34"W	17.43'	17.45'
C11	14.00'	71°22'01"	S55°49'43"W	16.33'	17.44'
C12	1748.00'	5°22'10"	S88°49'33"W	163.76'	163.82'
C13	14.00'	88°43'54"	N49°29'36"W	19.58'	21.68'
C14	14.00'	88°43'54"	S39°14'19"W	19.58'	21.68'
C15	1748.00'	3°42'11"	S81°45'10"W	112.96'	112.98'
C16	2365.00'	0°22'49"	S54°14'07"W	15.70'	15.70'
C17	4.00'	85°41'25"	N82°43'46"W	5.44'	5.98'
C18	2375.00'	0°57'54"	S53°33'49"W	40.00'	40.00'
C19	2425.00'	0°51'14"	N53°30'29"E	36.14'	36.14'
C20	2435.00'	0°20'08"	N54°06'10"E	14.26'	14.26'
C21	240.00'	14°14'45"	N32°45'41"W	59.52'	59.67'
C22	14.00'	85°41'25"	N82°43'46"W	19.04'	20.94'
C23	2375.00'	0°08'17"	S54°21'23"W	5.73'	5.73'
C24	14.00'	94°10'19"	N7°12'06"E	20.51'	23.01'
C25	225.00'	39°14'54"	N20°15'37"W	151.13'	154.13'
C26	14.00'	40°47'47"	N20°23'54"W	9.76'	9.97'
C27	50.00'	177°36'12"	N48°00'19"E	99.98'	154.99'
C28	14.00'	40°09'38"	S63°16'24"E	9.61'	9.81'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C29	225.00'	24°07'16"	S71°17'35"E	94.03'	94.72'
C30	175.00'	19°30'00"	S68°58'57"E	59.27'	59.56'
C31	14.00'	90°00'00"	N56°16'03"E	19.80'	21.99'
C32	14.00'	90°00'00"	S33°43'57"E	19.80'	21.99'
C33	14.00'	39°11'08"	N81°40'29"E	9.39'	9.57'
C34	50.00'	168°22'16"	S33°43'57"E	99.49'	146.93'
C35	14.00'	39°11'08"	S30°51'37"W	9.39'	9.57'
C36	225.00'	8°52'39"	S15°42'23"W	34.83'	34.86'
C37	50.00'	257°21'52"	N31°10'21"W	78.06'	224.59'
C38	14.00'	77°21'52"	N58°49'38"E	17.50'	18.90'
C39	175.00'	8°52'39"	N15°42'23"E	27.09'	27.12'
C40	25.00'	90°00'00"	N33°43'57"W	35.36'	39.27'
C41	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'
C42	125.00'	8°52'39"	S15°42'23"W	19.35'	19.37'
C43	75.00'	8°52'39"	N15°42'23"E	11.61'	11.62'
C44	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'
C45	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'
C46	175.00'	16°23'42"	S3°04'12"W	49.90'	50.08'
C47	225.00'	16°23'42"	N3°04'12"E	64.16'	64.38'
C48	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'
C49	225.00'	19°30'00"	N68°58'57"W	76.21'	76.58'
C50	175.00'	24°07'16"	N71°17'35"W	73.13'	73.67'
C51	14.00'	97°16'57"	S48°00'19"W	21.02'	23.77'
C52	14.00'	82°43'03"	N41°59'41"W	18.50'	20.21'
C53	240.00'	10°29'44"	S10°57'26"E	43.90'	43.96'
C54	175.00'	37°31'11"	S41°03'35"E	112.56'	114.60'
C55	125.00'	31°33'09"	S44°02'37"E	67.97'	68.84'

THIS PLAT OF 4S RANCH, UNIT-9B/9C & MUSTANG VISTA PHASE 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

STATE OF TEXAS  
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME CORPORATION,  
A DELAWARE CORPORATION  
ITS GENERAL PARTNER  
RICHARD MOTT, AUTHORIZED AGENT  
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 RICHARD MOTT 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\_\_\_\_.

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M.

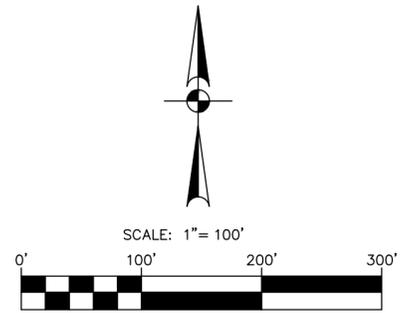
\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



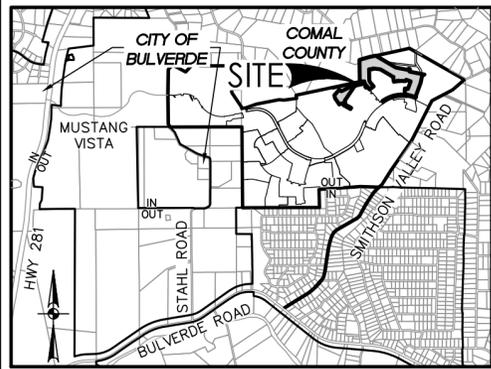
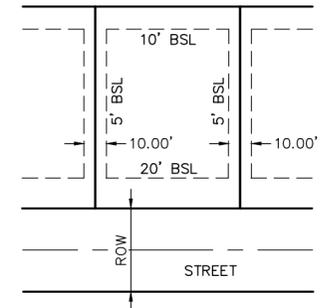
SUBDIVISION PLAT  
OF  
**4S RANCH, UNIT 9B/9C &  
MUSTANG VISTA PHASE 5**

A 39.009 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 DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE FREDERICK WILLIAM FOERSTER SURVEY NUMBER 850, ABSTRACT 879 IN COMAL COUNTY, TEXAS.



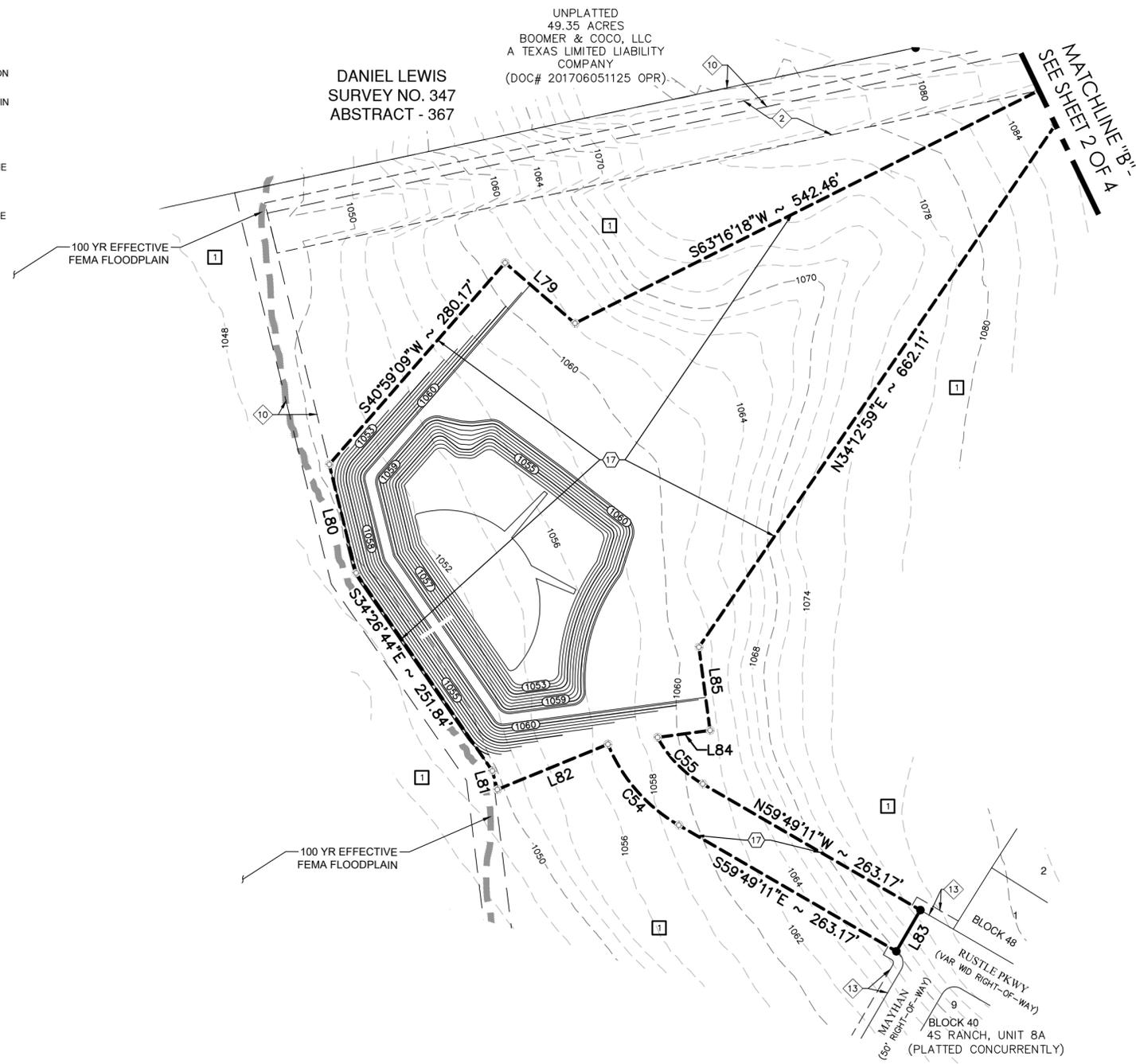
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 1, 2020

**TYPICAL BUILDING SET-BACKS**  
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.

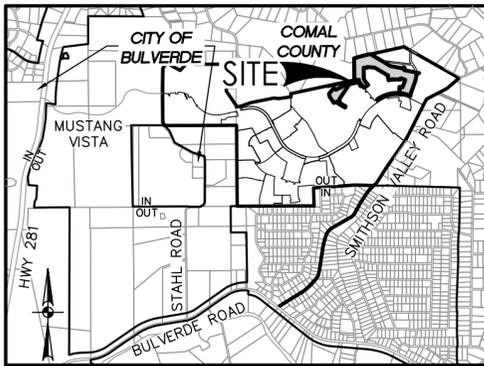


**LOCATION MAP**  
NOT-TO-SCALE

- |      |  |         |  |
|------|--|---------|--|
| AC   | ACRE(S)  | VOL     | VOLUME   |
| DOC  | DOCUMENT NUMBER  | PG      | PAGE(S)  |
| ESMT | EASEMENT   | VAR WID | VARIABLE WIDTH   |
| OPR  | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS                                  | -       | REPETITIVE BEARING AND/OR DISTANCE   |
|      |  | ●       | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)   |
|      |  | ○       | SET 1/2" IRON ROD (PD)   |
|      |  | ○       | SET 1/2" IRON ROD (PD)-ROW   |
|      |  | ⊠       | EASEMENT POINT OF INTERSECTION   |
| ---  | 1140   | ---     | EXISTING CONTOURS  |
| ---  | 1140   | ---     | PROPOSED CONTOURS  |
| ---  | ℄  | ---     | CENTERLINE   |
| ---  | ---  | ---     | ORIGINAL SURVEY/COUNTY LINE  |
| ---  | ---  | ---     | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN                               |
| 17   | VARIABLE WIDTH DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (6.223 TOTAL ACRES OFF-LOT) | 2       | VARIABLE WIDTH DRAINAGE EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)                   |
| 1    | UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR)   | 10      | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH UNIT-7C, PLATTED CONCURRENTLY)  |
|      |  | 13      | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 8A, PLATTED CONCURRENTLY) |



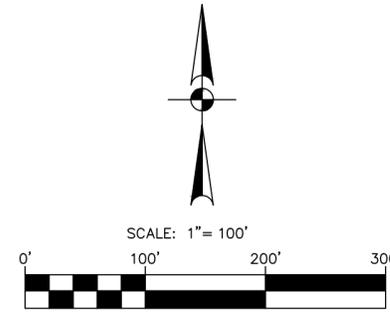
4S RANCH, UNIT 9B/9C Civil Job No. 8547-63; Survey Job No. 8547-00 Date: Oct 01, 2020, 8:54am, User: ID: C62020 File: P:\8547\8547\Design\Civil\Plat\4S\_Ranch\_854763.dwg



LOCATION MAP  
NOT-TO-SCALE

### SUBDIVISION PLAT OF 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5

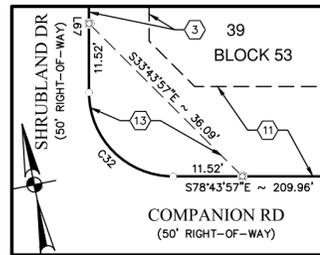
A 39.009 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE FREDERICK WILLIAM FOERSTER SURVEY NUMBER 850, ABSTRACT 879 IN COMAL COUNTY, TEXAS.



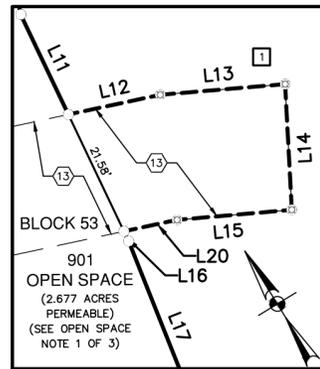
**PAPE-DAWSON  
ENGINEERS**

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: October 1, 2020

- |      |   |     |         |
|------|---|-----|---------|
| AC   | ACRE(S)   | VOL | VOLUME  |
| DOC  | DOCUMENT NUMBER   | PG  | PAGE(S) |
| ESMT | EASEMENT  | VAR | VAR WID |
| OPR  | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS |     |         |
- 
- |     |      |                             |     |         |                                  |
|-----|------|-----------------------------|-----|---------|----------------------------------|
| --- | 1140 | EXISTING CONTOURS           | --- | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| --- | 1140 | PROPOSED CONTOURS           |     |         |                                  |
| --- | ---  | CENTERLINE                  |     |         |                                  |
| --- | ---  | ORIGINAL SURVEY/COUNTY LINE |     |         |                                  |
- 
- |   |   |   |  |
|---|---|---|--|
| ⑨ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.047 TOTAL ACRES OFF-LOT)  | ④ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| ⑪ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ② | VARIABLE WIDTH DRAINAGE EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)   |
| ⑫ | 10' SANITARY SEWER EASEMENT (0.0XX TOTAL ACRES OFF-LOT)   | ④ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)                             |
| ⑬ | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.0156 TOTAL ACRES OFF-LOT)   | ⑤ | 50' GAS EASEMENT (VOL 192, PG 392 OPR, VOL 200, PG 673 OPR)  |
| ⑭ | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.058 TOTAL ACRES OFF-LOT) | ⑦ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH UNIT-7A, DOC# 201906008720 MPR) |
| ⑮ | 50' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.057 TOTAL ACRES OFF-LOT)      | ⑨ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)                             |
| ① | UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR)  | ⑨ | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)   |
|   |   | ⑭ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE 4, PLATTED CONCURRENTLY)                         |
|   |   | ⑫ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)                             |

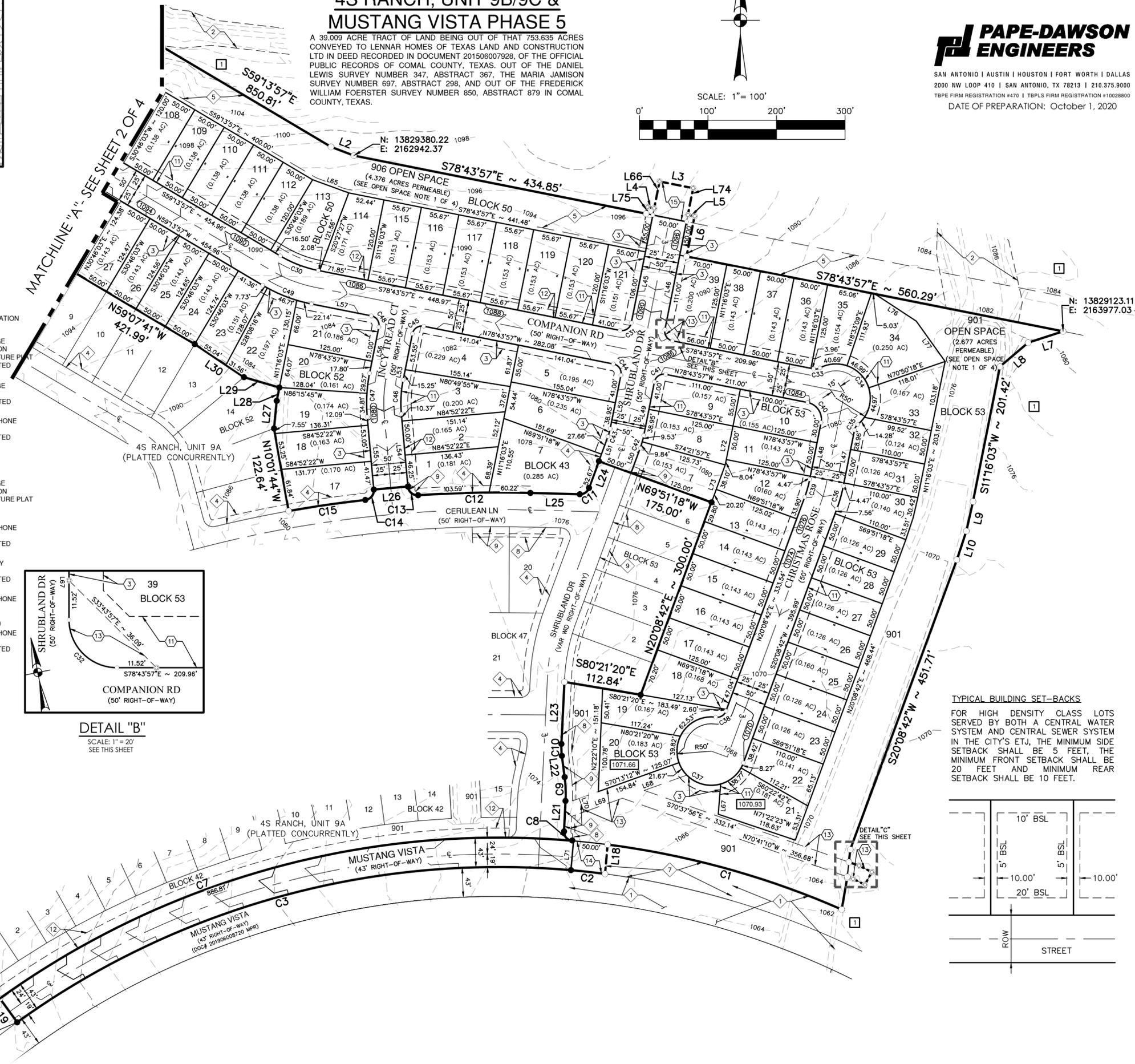
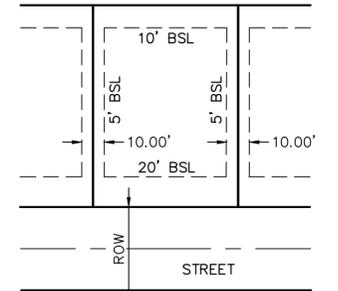


DETAIL "B"  
SCALE: 1" = 20'  
SEE THIS SHEET



DETAIL "C"  
SCALE: 1" = 20'  
SEE THIS SHEET

**TYPICAL BUILDING SET-BACKS**  
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



4S RANCH, UNIT 9B/9C Civil Job No. 8547-63; Survey Job No. 8547-00 Date: Oct 01, 2020, 8:54am, User: ID: CCozoo File: P:\8547\8547\Design\Civil\Plat\4S\_Ranch\_8547\_63.dwg

## REVIEW MEMORANDUM

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

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

**SUBJECT:** 4S Ranch, Unit 9B/9C & Mustang Vista Ph5  
Preliminary Plat Acceptance

**DATE:** October 1, 2020

Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat application and supporting documents for the **4S Ranch, Unit 9B/9C & Mustang Vista Phase 5** development. 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 4S Ranch Unit 9B/9C & Mustang Vista Ph5 preliminary plat at the next available Planning & Zoning meeting.

### Plat specifications, Ordinance Section 1.05(b)

1. Missing North Arrow and Scale – **comment resolved.**
2. Heavy dashed lines confusing – **comment resolved...dashed lines represent easements on top of plat boundary.**
3. Missing bearings – **comment resolved.**





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

**Plat Supporting Documents, Ordinance Section 1.04(c)**

No comments

**General Design 2.03(c)**

No comments

**Streets 2.04(a)**

No comments

**Drainage Analysis**

No comments (Phase 4, revised March 2020, was reviewed and approved on 4/10/20).



PLANNING AND ZONING COMMISSION ITEM:  
PC-20-19  
**PRELIMINARY PLAT**  
Parrish HWY 46

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**MEETING DATE:** October 15, 2020  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Ramos, AICP, Planning Director

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**REQUEST:**

Consideration of a Preliminary Plat for Parrish Hwy 46, generally located South end of the intersection of SH 46 W and Bentwood Dr.

**APPLICANT:**

Dan W. Parrish  
281 Partnership, Ltd  
26995 US Highway 281 N. Ste C  
San Antonio, TX 78260

**PROPERTY INFORMATION:**

Owner: 281 Partnership, Ltd  
Legal Description: 12.421 ACRE TRACT OF LAND STABLISHING LOT 1. BLOCK 1, OUT OF THE THEODORE MILLER SURVEY, SECTION NO. 323 ABSTRACT NO. 384, COMAL COUNTY TEAS. SAID ACRE TRACT BEING THE SAME TRACT OF LAND DECRIED S A 14.77 ACRE TRACT IN DOCUENT NO. 201206004809 OF THE OFFICIAL PUBLIC RECORD OF COMAL COUNTY.  
Size: 12.421 acres; 1 lot  
Existing Land Use: Undeveloped  
Existing Zoning: PDD  
Proposed Land-Use: Commercial

---

**SUMMARY:**

This is a proposed preliminary plat for Parrish HWY 46. This proposed Preliminary Plat is for approximately 12.421 acres of vacant property and establishes 1 commercial lot.

**ANALYSIS:**

The proposed lots lie completely in the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Electric Service will be provided by Pedernales Electric Cooperative.

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

Half Associates and the City of Bulverde Planning Department have reviewed the proposed preliminary plat and related required documents.

Therefore, Staff recommends **APPROVAL SUBJECT TO THE FOLLOWING COMMENTS** of this Preliminary Plat:

**Plat specifications, Ordinance Section 1.05(b)**

Missing building setback lines (setbacks should coincide with buffer areas).

“Drainage easement encroachment” note refers to City of San Antonio and Bexar County...no drainage easements shown on plat. Detention pond/water quality basin should be contained within drainage easement.

Slope Map shows proposed slopes...please revise to show existing slopes per Subdivision City Code Section 4.04 “Disturbance within Steep Slope Areas”.

**Plat Supporting Documents, Ordinance Section 1.04(c)**

TIA – Need to determine trip generation for both AM and PM peak for both land uses. If TIA threshold is met, need to analyze intersections 1 mile from site.

**Storm Water Management Plan / Drainage Analysis**

Rational Method/Modified Rational should not be used for determining storage requirements for detention ponds (DDCM Section 4.3.1).

**ATTACHMENTS:**

Application

Preliminary Plat

Comment Letters



# APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

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

- Name of Subdivision: Parrish 46 Unit No N/A  
Location Description/Nearest Intersection: 18843 SH 46 W. / south end of the intersection of SH 46 W. & Bentwood Dr.
- Owner/Applicant: 281 Partnership Ltd., attn: Dan W. Parrish  
Address: 26995 US Highway 281 N. Ste C, San Antonio, TX 78260 Email: parrishandcompany.com  
Telephone: (830) 980-9595 Fax: (830) 980-7676 Mobile: N/A  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
- Licensed Engineer/Surveyor (technical contact): MBC Engineers / Roger Gunderman  
Address: 1035 Central Parkway N., San Antonio TX 78323 Email: Rgunderman@mbcengineers.com  
Telephone: (210) 545-1122 Fax: (210) 545-9302 Mobile: N/A

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
No. of Lots:	<u>1</u>	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>12.421 Ac.</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	<u>N/A</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>PDD</u>		<input checked="" type="checkbox"/> Contributing

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

Signature of Owner/Applicant

7/18/2020  
Date

Fees on Page 2

**Fees:**

**Preliminary Plats**

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

**Traffic Impact Analysis (TIA) Review**

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA

**Drainage Analysis Review Tier 1**

- \$750

**Drainage Analysis Review Tier 2 single family residential**

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

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

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

**SUBMITTAL DATES: OCTOBER 2019 – DECEMBER 2020**

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



# Planning and Development Preliminary Plat Application Checklist

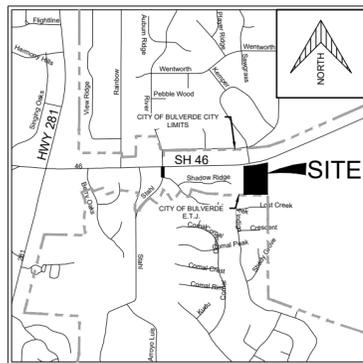
**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW. REFER TO CHAPTER 10 AND CHAPTER 17 FOR FULL PLAT DOCUMENT AND SUPPORTING DOCUMENTATION REQUIREMENTS.**

- 2 Copies of the Preliminary Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee
  - TIA Fee
- 2 copies of the Utility Layout showing all proposed utilities and easements
- 2 copies of the Traffic Impact Analysis
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ. **N/A - Inside City Limits**
- 2 copies of the Drainage Study
- 2 copies of the Water Study and Water Supply Certification as applicable
- 2 copies of the Sewer Study as applicable **N/A On-Site Sewer**
- 2 copies of the Environmental Assessment
- Slope Map
- Riparian Buffer Exhibit **N/A**
- Tree Protection, Replacement and Mitigation Plan **N/A PDD #555**
- Certification by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Public Sewer System
  - Telephone Utility
  - Cable TV Utility
  - United States Postal Service
  - Emergency Services
  - TxDOT
  - Comal County
  - TCEQ
  - Edwards Aquifer Authority
  - Other agencies or entities having jurisdiction



**SUBDIVISION PLAT  
ESTABLISHING  
PARRISH HWY 46**

BEING 12.421 ACRES TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, OUT OF THE THEODORE MILLER SURVEY, SECTION No. 323, ABSTRACT No. 384, COMAL COUNTY, TEXAS, SAID 14.51 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS A 14.77 ACRE TRACT IN DOCUMENT NO. 201208004809 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



**LOCATION MAP  
NOT TO SCALE**

**LEGEND:**

- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV. ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER
- ESMT. ----- EASEMENT
- R.O.W. ----- RIGHT-OF-WAY
- VOL. ----- VOLUME
- P.C. ----- PAGE
- VAR. WD. ----- VARIABLE WIDTH
- OPR. ----- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- DPR. ----- DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
- OPRCCT. ----- OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
- MPRCCT. ----- MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS
- B.S. ----- BUILDING SETBACK
- CL ----- CENTERLINE
- ① ----- REMAINING PORTION OF A 40' WIDE PERMANENT WATER ESMT. (DOC #200406033762 OPRCCTX)
- ② ----- REMAINING PORTION OF A 20' TELEPHONE FACILITIES ESMT. (DOC #9906021763 OPRCCTX)
- ----- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- ----- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1190----- CONTOURS
- CITY LIMITS OF THE CITY OF BULVERDE

**TxDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRUCH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT-OF-WAY WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY TxDOT'S "ACCESS MANAGEMENT MANUAL".
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

Line Table		
Line #	Bearing	Length
L1	N 00°08'30" W	104.77'
L2	N 47°45'59" W	58.07'
L3	N 78°33'43" E	72.82'
L4	S 87°12'06" E	117.27'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	118.13'	4466.50'	1°30'55"	59.07'	N 80°53'25" E	118.12'
C2	239.62'	4465.00'	3°04'30"	119.84'	N 77°39'37" E	239.59'

STATE OF TEXAS  
COUNTY OF BEXAR

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

ROGER W. GUNDERMAN, P.E.  
LICENSED PROFESSIONAL ENGINEER  
MBC ENGINEERS  
1035 CENTRAL PKWY N.  
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED JOEL CHRISTIAN JOHNSON, 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.

JOEL CHRISTIAN JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578  
MBC ENGINEERS  
1035 CENTRAL PKWY N.  
SAN ANTONIO, TEXAS 78232

**DRAINAGE EASEMENT ENCROACHMENTS:**

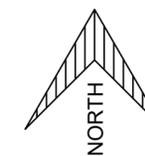
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**SURVEYOR'S NOTES:**

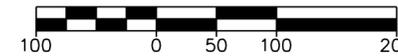
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZ011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.

**GENERAL NOTES:**

1. THIS PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
2. FEMA FIRM PANEL 48091C0220F, DATED SEPTEMBER 02, 2009, SHOWS THE SCALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED IN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA). THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THIS PROPERTY LIES OVER THE EDWARDS'S AQUIFER CONTRIBUTING ZONE.
4. THIS PROPERTY IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
5. UTILITY SERVICES:
  - A. WATER WILL BE PROVIDED BY CLWSC.
  - B. SEWER SERVICE WILL BE PROVIDED BY ONSITE SEPTIC.
  - C. ELECTRIC WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.
  - D. CABLE/TELEPHONE WILL BE PROVIDED BY GVT.C.
  - E. GAS WILL BE PROVIDED BY CPS.
6. WATER SERVICE SHALL BE PROVIDED VIA CANYON LAKE WATER SERVICE COMPANY VIA EXISTING CENTRAL WATER SYSTEM.



SCALE: 1" = 100'



**mbc**  
ENGINEERS  
MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 08/19/2020

JOB NO.: 32096/COMAL

STATE OF TEXAS  
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGN HEREIN AS THE PARRISH HWY 46 SUBDIVISION TO THE CITY OF BULVERDE COUNTY OF COMAL TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDER THEREIN EXPRESSED.

OWNER/DEVELOPER: 281 PARTNERS, LTD.  
2905 US HIGHWAY 281 N.  
SAN ANTONIO, TEXAS 78260  
TEL. NO. (830) 980-9595

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN W. PARRISH 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC STATE OF TEXAS

THIS PLAT OF PARRISH HWY 46, 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 2020.

BY: \_\_\_\_\_  
CHAIRPERSON

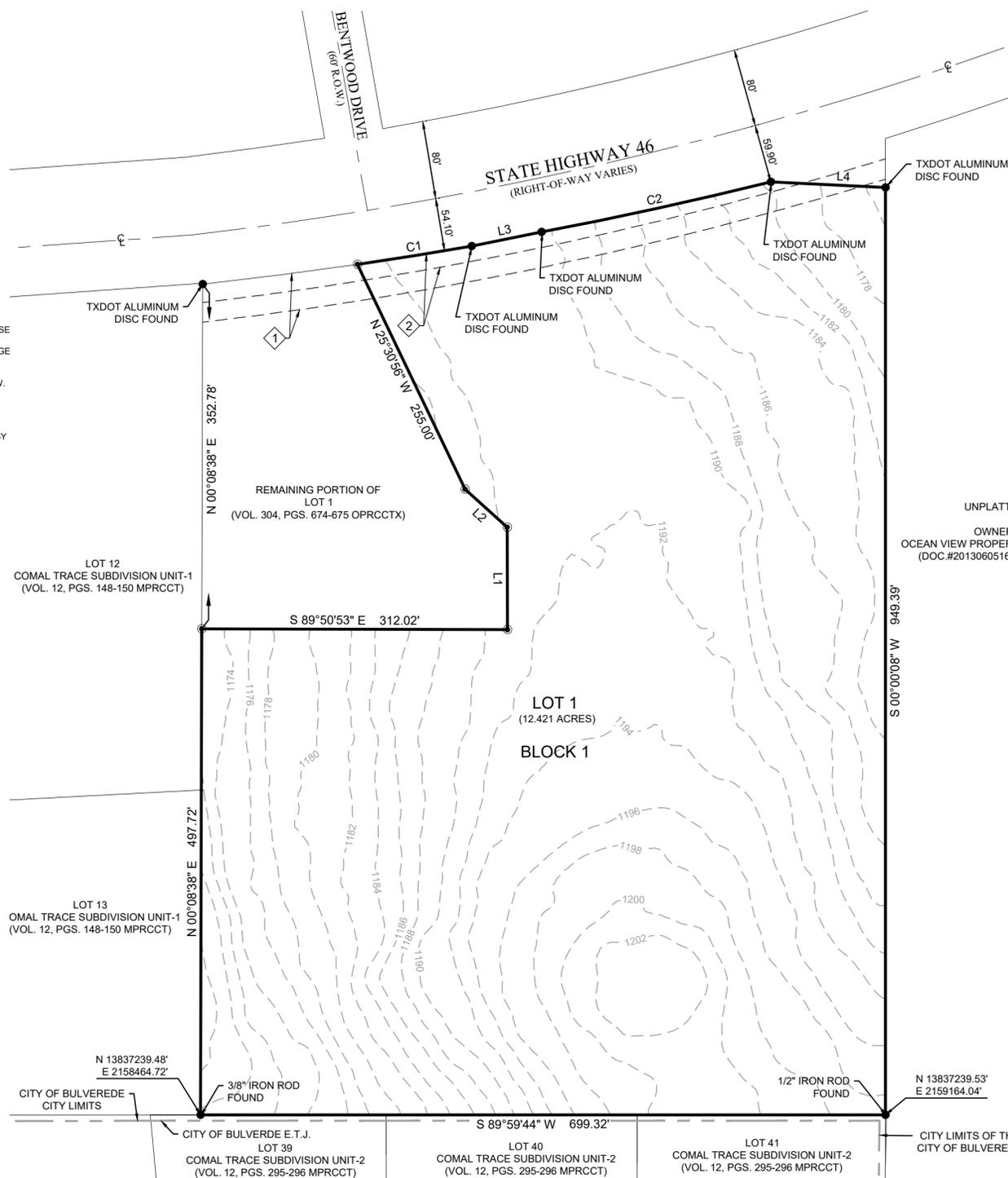
BY: \_\_\_\_\_  
SECRETARY

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 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



UNPLATTED

OWNER:  
OCEAN VIEW PROPERTY GROUP LTD  
(DOC.#201306051649 OPRCCT)

## **REVIEW MEMORANDUM**

**TO:** Roger Gunderman  
MBC Engineers  
1035 Central Parkway N.  
San Antonio, TX 78323  
[Rgunderman@mbcengineers.com](mailto:Rgunderman@mbcengineers.com)

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

**SUBJECT:** Parrish 46  
Preliminary Plat Review

**DATE:** October 7, 2020

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Parrish 46 Preliminary Plat, dated 8/19/2020 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

### **Plat specifications, Ordinance Section 1.05(b)**

1. Missing building setback lines (setbacks should coincide with buffer areas).
2. "Drainage easement encroachment" note refers to City of San Antonio and Bexar County...no drainage easements shown on plat. Detention pond/water quality basin should be contained within drainage easement.
3. Slope Map shows proposed slopes...please revise to show existing slopes per Subdivision City Code Section 4.04 "Disturbance within Steep Slope Areas".

### **Plat Supporting Documents, Ordinance Section 1.04(c)**

4. TIA – Need to determine trip generation for both AM and PM peak for both land uses. If TIA threshold is met, need to analyze intersections 1 mile from site.

### **Design 2.03(c)**

No comments relative to preliminary plat

### **Storm Water Management Plan / Drainage Analysis**

5. Rational Method/Modified Rational should not be used for determining storage requirements for detention ponds (DDCM Section 4.3.1).

# TIA Worksheet

Reference # \_\_\_\_\_



This worksheet was developed to facilitate the TIA scoping process. The developer's representative shall complete and submit this worksheet to the City with the required background information at least two weeks prior to the scoping meeting.

## Background Information

Project Name: \_\_\_\_\_

Developer Representative: \_\_\_\_\_

Representative's Contact Information

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Proposed land uses: \_\_\_\_\_

- Include with worksheet:
- Trip generation worksheet
  - Preliminary Trip Distribution and Assignment Diagrams
  - Site plan with driveway locations
  - Basis for background traffic growth rate

## TIA Parameters

Parameter	Developer Proposed			City Concurrence?		If no, identify modification required
				Yes	No	
<b>Trip Generation Code</b>						
<b>Site Build Out Year</b>						
<b>Background Traffic Growth Rate</b>						
<b>Proposed Peak Periods (check all)</b>	AM	PM	Other			
<b>Special Scenarios for Evaluation</b> (i.e. Phasing, 6-year status, etc.)	1)					Need to determine trip generation for both AM and PM peak.
	2)					
<b>Intersection for Analysis</b> (in addition to all site driveways; attach list or map if more than 4 intersections)	1)					If TIA threshold is met, need to analyze intersections 1 mi from site. This would include Bentwood (site exit) and River Way / Stahl.
	2)					
	3)					
	4)					

## Additional Comments/Concerns to be Addressed in the TIA

AM peak is used for one land use, and PM peak for the other. Need to determine trip generation for both periods for both land uses. Reevaluate TIA type based on revised trip generation.

## Agreement on TIA Parameters

- TIA Type:
- Worksheet (< 51 PHT)
  - Minor (<300 PHT & Multiple Land Use, or <500 PHT & Single Land Use)
  - Major (>301 PHT & Multiple Land Use, or >501 PHT & Single Land Use)

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

City of Bulverde	Comal County (if applicable)	Developer's Representative
Printed Name of Representative	Printed Name of Representative	Printed Name of Representative



PLANNING AND ZONING COMMISSION ITEM:  
CA-20-05  
**CODE AMENDMENT**  
**PORTABLE STORAGE CONTAINERS**

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**MEETING DATE:** October 15, 2020  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Ramos, AICP, Planning Director

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**REQUEST:**

Discuss and provide direction to Staff regarding potential amendments to the Zoning Code regulating Portable Storage Containers within the City of Bulverde.

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**SUMMARY:**

There has been a recent increase in use of portable storage containers on different types of properties within the City. The current code does not expressly call out the use of containers for outdoor storage. The draft ordinance as proposed is written in the manner that staff has interpreted the ordinance to address the use of portable storage containers. Currently, staff has considered this use as an accessory use and required that the placement of the containers comply with all code requirements for an accessory structure including drainage, foundation requirements and minimum setbacks, etc.

**ANALYSIS:**

The proposed ordinance does the following:

- Provides a definition for Portable Storage Containers
- Adds Section 14.04.004 Regulating Storage Containers, prohibiting the use in residential and agricultural districts
- Amends Section 14.14.002 defining Outdoor Storage

Staff seeks input and direction in the form of a recommendation to City Council on the regulation of the use of portable storage containers within the City of Bulverde.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF BULVERDE, TEXAS AMENDING THE ZONING ORDINANCE TO DEFINE “PORTABLE STORAGE CONTAINER,” ADD SECTION 14.04.004 REGULATING PORTABLE STORAGE CONTAINERS, AND AMEND SECTION 14.14.002 PERTAINING TO OUTDOOR STORAGE; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council desires to establish regulations pertaining to the use of portable storage containers, such as shipping containers and similar containers for storage and transportation of goods and materials;

**WHEREAS**, the City Council finds and determines that the passage of this Ordinance promotes the health, safety, and welfare of the public and the City of Bulverde; and

**WHEREAS**, the City Council finds and determines that the meeting at which this Ordinance was passed was open to the public, that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and that the City of Bulverde complied with all other requirements, including but not limited to the notice requirements in Chapter 211, Texas Local Government Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS THAT:**

- 1. Findings of Fact.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- 2. Enactment.** The Code of Ordinances of the City of Bulverde, Texas is amended as shown in Exhibit A.
- 3. Repealer.** All ordinances, resolutions, or parts thereof that are in conflict or are inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict or inconsistency, and the provisions of this Ordinance shall be and remain controlling as to the matter regulated herein.
- 4. Severability.** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this Ordinance and same are deemed severable for this purpose.

5. **Effective Date.** This Ordinance shall be effective as of the date of adoption.

**PASSED, APPROVED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Bill Krawietz, Mayor

\_\_\_\_\_  
Maria Franco, City Secretary

## EXHIBIT A

1. **Definition of Portable Storage Container.** Section 14.02.001, Definitions, is amended to add the definition of “portable storage container” between the definition of “Portable building sales” and “Principal building,” reading as follows:

*Portable storage container.* A container designed and built to hold items during shipping, transportation, or off-site storage, including but not limited to an industrial shipping container, sometimes known as a conex or intermodal shipping container, containers for the transportation and storage of household goods marketed under the name “PODS,” and similar containers. A portable storage container is a structure and a building.

2. **Regulations.** Article 14.04 is amended to add Section 14.04.004, reading as follows:

### **Sec. 14.04.004            Portable storage containers.**

- (a) **Prohibited in residential and agricultural districts.** Portable storage containers are prohibited in all residential and agricultural districts, except as follows:

- (1) *Loading and unloading.* Portable storage containers may be present on a residential lot for the purpose of loading or unloading for a period of time not to exceed 24 total hours in a one-year period and must not obstruct the public right of way.

- (2) *Accessory structures.* A portable storage container may be used as an accessory structure only in accordance with the following:

- (A) There must be a main building on the lot prior to installation of the portable storage container.

- (B) The portable storage container must have a building permit and certificate of occupancy and must comply with all applicable ordinances, rules, and regulations pertaining to accessory structures, including but not limited to Chapter 3 of the Code.

- (b) **Commercial District.** Portable storage containers are permitted in Commercial Districts, provided that any portable storage container must not be visible from the public right of way.

3. **Commercial Storage.** The definition of “outdoor storage” in Section 14.14.002 is amended as follows, with additions appearing in underlines:

*Outdoor storage.* The placement of goods, materials, merchandise or vehicles outdoors for sale or rent. Outdoor storage includes, but is not limited to, outside storage as defined in article 14.02 of this Code and the placement of goods, materials, merchandise, or vehicles within a portable storage container that is placed outdoors. Outdoor storage does not include sidewalk sales or properly permitted temporary outdoor sales.



PLANNING AND ZONING COMMISSION ITEM:  
CA-18-04

**CODE AMENDMENT**  
Master Transportation Plan Amendment

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**MEETING DATE:** October 15, 2020

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Susana Ramos, AICP, Planning Director

---

**REQUEST:**

(CA-20-06) Hold a public hearing and consider a recommendation on amending the City of Bulverde Master Transportation Plan.

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**SUMMARY:**

The City's Master Transportation Plan (MTP) was first adopted as an element of the Comprehensive Plan, "Sunrise 2025" which was adopted in July of 2004. It was later amended in March 2015. *The MTP is a planning tool that is used by cities to demonstrate to citizens, other public agencies (Comal County, Bexar County, TxDOT, etc.) and to developers that there is coherent plan being used by the City to identify and meet the local needs for new or expanded transportation facilities. The MTP provides the regulatory authority to require developers to make improvements or take actions as they develop property, to include right-of-way (ROW) dedications and reservations: roadway, bridge, hike and bike trail, sidewalks, and other infrastructure construction; and ensure local standards are met by other agencies, developers, and utility agencies as development occurs.* (City of Bulverde Transportation Master Plan, March 2015)

**ANALYSIS:**

The proposed amendment is needed due to different approved developments that have changed the need for certain roadways. The proposed amendments include the following:

- Remove collectors from Goldsmith: NS-2 and EW-6 (not included in approved MDP)
- Remove Minor Arterial and collector adjacent to Belle Oaks: NS-1 (discussed for removal during approval of MDP)
- Realignment of Minor Arterial: EW-7 realign to Mustang Vista
- Designation of Amman Road to a Major Arterial: Change to match Comal County MTP

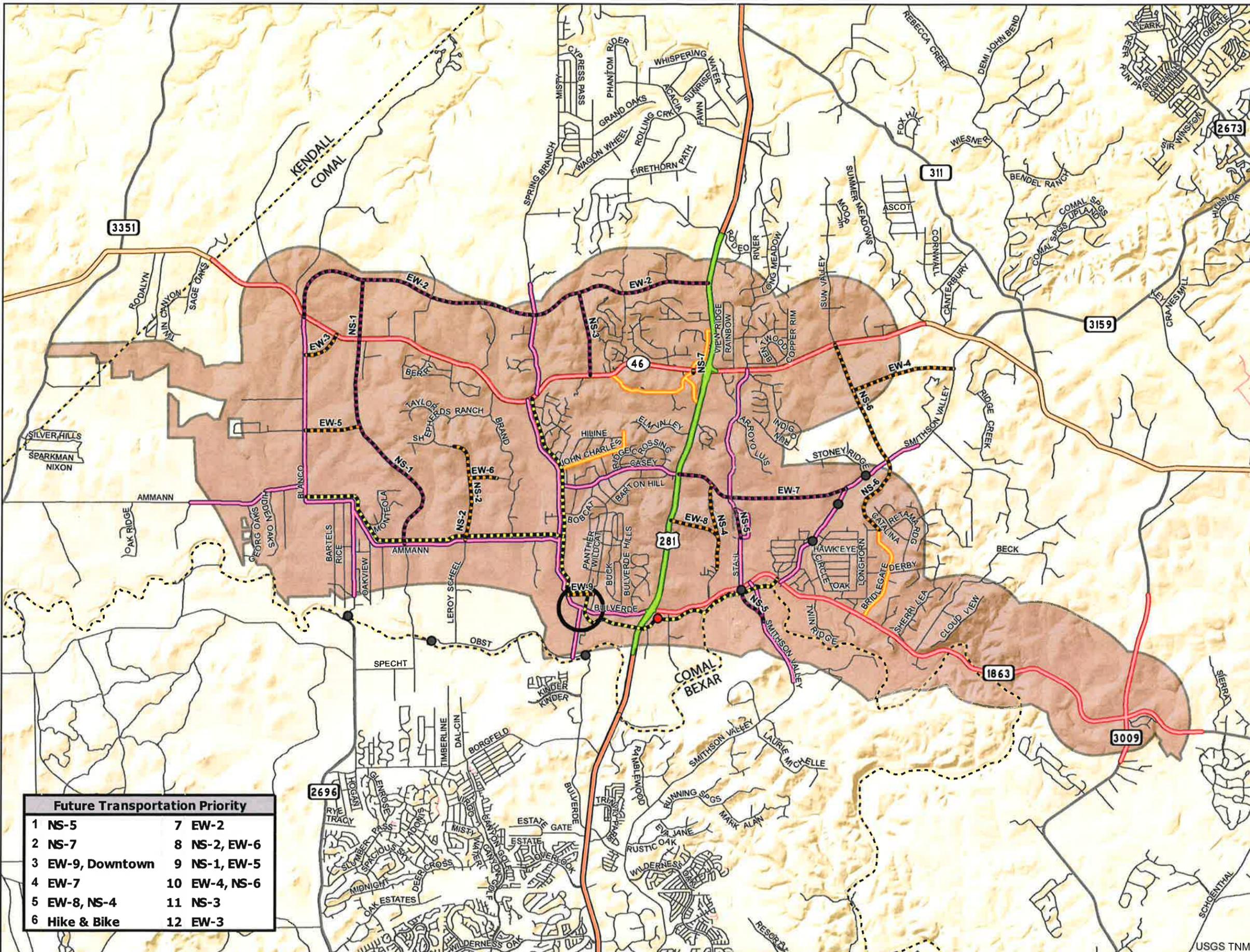
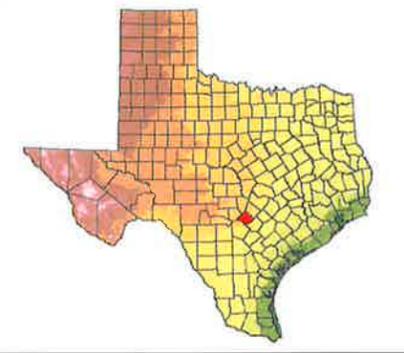
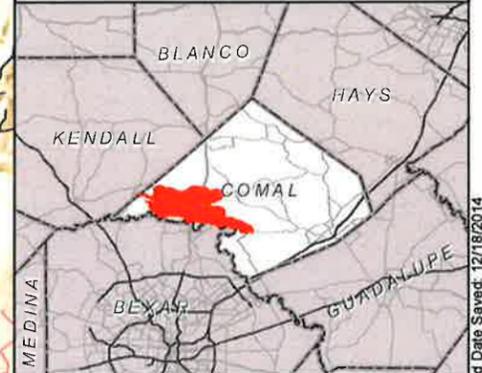
**ATTACHMENTS:**

Exhibit A – Master Transportation Plan (Current)

Exhibit B – Master Transportation Plan (Proposed Amended)

### City of Bulverde Master Transportation Plan Figure 12 Transportation Plan

Comal County  
Date Saved: 12/18/2014



Future Transportation Priority	
1 NS-5	7 EW-2
2 NS-7	8 NS-2, EW-6
3 EW-9, Downtown	9 NS-1, EW-5
4 EW-7	10 EW-4, NS-6
5 EW-8, NS-4	11 NS-3
6 Hike & Bike	12 EW-3

- Future Transportation Projects**
- Minor Arterial
  - Collector
  - Hike and Bike Trail
  - Bridge / Culvert
  - Ride Sharing / Commuter Center Facility
- Existing Roadway**
- Highway
  - Major Arterial
  - Minor Arterial
  - Collector
  - Local
  - Bulverde ETJ / Study Area
  - County
  - See Downtown Plan for Details



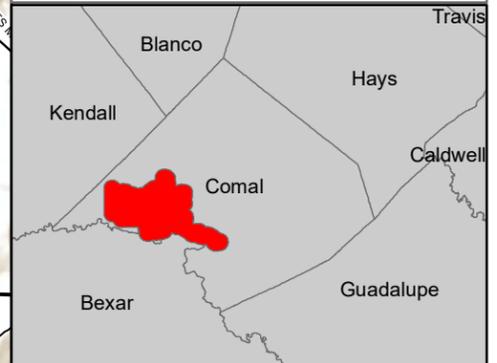
DISCLAIMER: This map was generated by HNTB Corporation using GIS (Geographic Information Systems) software. No claims are made to the accuracy or completeness of the information shown herein nor to its suitability for a particular use. The scale and location of all mapped data are approximate.

Path: \\AUSW001\jobs\262954\_Bulverde\TECHPROD\GIS\MAP\EXHIBIT\20140918\_DOCUMENT\_EXHIBIT\20141218\_Fig12\_Bulverde\_Transp\_Plan\_11x17.mxd Date Saved: 12/18/2014



**City of Bulverde  
Master Transportation Plan  
Figure 12  
Transportation Plan**

Created 10/05/2020

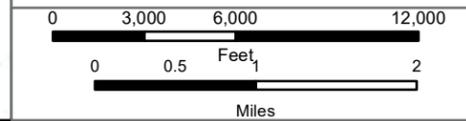


**Future Transportation Projects**

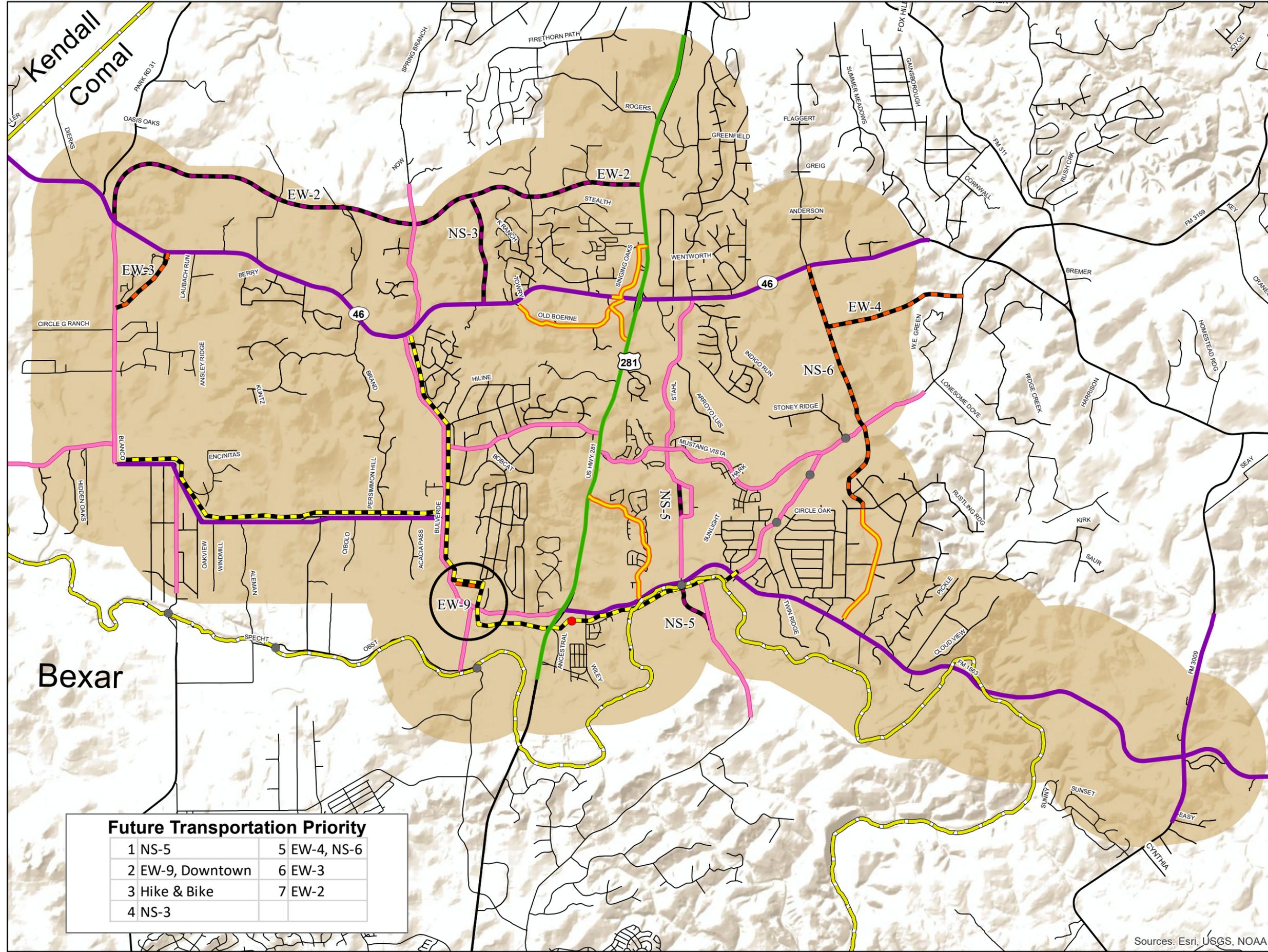
- Minor Arterial
- Collector
- Hike and Bike Trail
- Bridge / Culvert
- Ride Sharing/ Commuter Center Facility

**Existing Roadway**

- Highway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Local Streets
- Bulverde ETJ/ Study Area
- County
- See Downtown Plan for Details



Sources: Esri, USGS, NOAA



**Future Transportation Priority**

1 NS-5	5 EW-4, NS-6
2 EW-9, Downtown	6 EW-3
3 Hike & Bike	7 EW-2
4 NS-3	

**RULES OF PROCEDURE OF THE  
PLANNING AND ZONING COMMISSION  
OF THE  
CITY OF BULVERDE, TEXAS**

The following Rules of Procedure of the Planning and Zoning Commission of the City of Bulverde, Texas (the “*Rules*”) adopted pursuant to Section 14.01.020, Code of Ordinances of the City of Bulverde, Texas shall govern all meetings and proceedings of the Planning and Zoning Commission of the City of Bulverde (the “*Commission*”) and the conduct of all members and other persons in attendance at such meetings.

1. **Applicability of Other Law.** All meetings of the Commission shall be held in conformance with all applicable laws (the “*Applicable Law*”), including but not limited to the Home Rule Charter of the City of Bulverde, Texas (the “*Charter*”), the Code of Ordinances of the City of Bulverde, Texas (the “*Code*”), and the Texas Open Meetings Act, Chapter 551, Texas Government Code (the “*Act*”). To the extent of any conflict between these Rules and Applicable Law, the Applicable Law shall control and compliance with these Rules is excused.
2. **Regular Meetings.** Regular meetings of the Commission shall be held on the first Thursday following the regularly scheduled City Council meeting or at such other time as directed by the Mayor, the City Council, or the City Manager. If the Thursday following the regularly scheduled City Council meeting is a holiday, the meeting for that day may be rescheduled or cancelled as determined by the chairperson or the City Manager. All meetings, regular or special, shall be held at city hall unless otherwise ordered.
3. **Special Called Meetings.** Special meetings of the Commission may be on the call of the chairperson, four members of the Commission, the Mayor, or the City Manager.
4. **Executive Session.** The Commission may conduct a closed meeting, commonly referred to as an “executive session,” in accordance with the Act. These Rules shall apply to the conduct of an executive session only to the extent that the Rules are consistent with the Act and the purpose of the executive session.
5. **Presiding Officer.** The chairperson or presiding officer determined under this section presides at all meetings in accordance with the following:
  - (A) **Powers and Duties.** The presiding officer determined under this section has the following powers and duties:
    - (1) Call all meetings to order.

- (2) Call all agenda items
- (3) Call for all actions.
- (4) Recognize all speakers in any order in the presiding officer's sole discretion.
- (5) Maintain order and decorum.

(B) Absence of Presiding Officer. If the chairperson is unavailable to participate regarding an agenda item, whether due to absence, abstention, disqualification or any other reason, then the presiding officer shall be determined in accordance with the following:

- (1) If the chairperson is unavailable, then the vice-chairperson will exercise the powers of the chairperson for the relevant meeting or agenda item.
- (2) If both the chairperson and the vice-chairperson are unavailable to discuss or take action on an agenda item, then the remaining Commission members present will elect a temporary presiding officer to preside over the meeting or agenda item.
- (3) If both the chairperson and the vice-chairperson are absent from the meeting, then the senior City staff member present at such meeting shall call the Commission to order, at which time the Commission members present will elect a temporary presiding officer to begin the meeting.
- (4) The chairperson or vice-chairperson, as the case may be, will resume presiding at the meeting at the conclusion of any agenda item for which the chairperson or vice-chairperson was not available and the person elected as temporary presiding officer shall relinquish control of the meeting upon the conclusion of such item.

6. Alternate. The alternate member appointed by City Council will attend Commission meetings and remain in the audience until authorized to participate. If any member is unavailable to participate regarding an agenda item, whether due to absence, abstention, disqualification or any other reason, then the alternate, if available, will assume the unavailable member's position on the dais and exercise the powers of the unavailable member. The alternate will serve in the stead of the unavailable member for the duration of the meeting or agenda item for which the member is unavailable. If a member becomes

available for an agenda item after discussion of the agenda item begins, then the alternate will remain on the dais until the conclusion of the agenda item, at which time the alternate will relinquish the member's place on the dais. The alternate may take an absent member's place on the dais prior to a meeting being called to order if the alternate is necessary to constitute a quorum.

7. **General Meeting Conduct.** Commission meetings shall proceed in conformance with the following:

- (A) **Rules of Order.** The Commission shall conduct its meetings in accordance with these Rules and Applicable Law.
- (B) **Quorum; Majority.** A quorum consists of a simple majority of the Commission. A motion carries by an affirmative vote of four members of the Commission present. Members who do not vote or abstain are deemed by their silence to concur with the decision of the majority.
- (C) **Agenda.** The order of business proceeds as set forth in the agenda; provided, however, that the presiding officer may call any agenda item out of the order stated in the agenda unless a member objects to taking an agenda item out of order.
- (D) **Staff Reports.** After an agenda item is called, the Commission will receive an oral or written staff report regarding the item. No action will be taken on an item without first obtaining the staff report.
- (D) **Germaine Motions.** A motion that is not directly related to the agenda item under consideration is not in order. The presiding officer has the sole discretion to determine whether a motion is not directly related to an agenda item. Upon objection by any member of the Commission to the decision of the presiding officer under this subsection, the issue of whether a motion is directly related to an agenda item, and therefore entitled to consideration, shall be put to a vote of the Commission.
- (E) **One Speaker.** Once a member has been recognized by the presiding officer, that member has been granted the floor and another member may not interrupt the recognized member, except as authorized by the below Rules of Order.
- (F) **Full Debate.** The presiding officer must not put a debatable motion to vote as long as members wish to debate it. Debate can only be suspended by the vote of at least 2/3 the members present.

(G) General Decorum. Personal remarks are always out of order. Debate must be directed to motions and not motive, principles, or personalities. Any member of the Commission who fails to observe decorous and orderly behavior during a meeting is subject being expelled from such meeting upon motion passed by the vote of at least 2/3 of the members present. Any member so expelled shall step down from the dais, lose all rights pertaining to the meeting, and exit the meeting without further disruption of the meeting.

8. **Rules of Order**. The motions and meeting procedures set forth herein are to guide the Commission during meetings. Any final decision or vote is presumed valid and errors or omissions by a member on a procedure during such meeting does not affect the legality of any decision or final vote. Any motions or meeting procedures not expressly defined in this section or any procedures as set forth within the City Charter, the Code, and these Rules, shall be considered according to the determination of the presiding officer. The following rules of order apply to all meetings:

(A) Motions. After a member obtains the floor, the member may make a motion on the particular subject of discussion or a procedural point as permitted. A “Second” to the motion, if required, must be made by another member within a reasonable but brief time period. A “Second” merely implies that the seconder agrees that the main motion should come before the meeting and not that the seconder necessarily favors the motion. Without a “Second”, if required, the motion dies. A member may move to approve, disapprove, or take any other appropriate action regarding any agenda item. If a motion to approve fails to pass, then the item is considered to have been disapproved.

(B) Debate. Debate, if permitted, must be limited to the merits of the issue under discussion as stated by the presiding officer.

(C) Motion Procedures. There are eleven (11) types of motions in three (3) categories: Meeting Conduct Motions (4 types), Dispositive Motions (6 types), and Main Motions. When any motion is pending, any motion listed above it on the chart below is in order; any motion below it is out of order. The types of motions, the permissible actions, and other matters pertaining to motions are as set forth in the chart below:

Motion	May Interrupt Speaker	Second Required	Debatable	Amendable	Resolved by Chair (No Vote)	Affirmative Vote by Majority	2/3 Vote
<b>Meeting Conduct Motions</b>							
Point of privilege	yes	no	no	no	yes	no	no
Point of procedure or order	yes	no	no	no	yes	no	no
Objection to a ruling	no	yes	yes	no	no	yes	no
Recess	no	yes	yes	yes	no	yes	no
<b>Disposition Motions</b>							
Withdraw	yes	no	no	no	yes	no	no
Postpone	no	yes	yes	yes	no	yes	no
Refer	no	yes	yes	yes	no	yes	no
Amend	no	yes	yes	yes	no	yes	no
Limit; extend or close debate; or to "call the question"	no	yes	yes	yes	no	no	yes
Count the vote	no	yes	no	no	no*	no	no
<b>Main Motions</b>							
Take action or reconsider action taken	no	yes	yes	yes	no	yes**	no

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\* Mandatory if seconded; no vote required

\*\* Unless a greater vote is required by the Charter or State law

(D) Types of Motions.

- (1) *Point of Privilege.* A point of privilege, sometimes called a point of personal privilege, is a communication from a member to the presiding officer, drawing urgent attention to a need for personal accommodation. For example, the point may relate to an inability to see or hear, a matter of comfort, a matter of requested convenience, or an overlooked right of privilege that should have been accorded to the member(s). In essence, it is a call to the presiding officer for the purpose of assuring a member's convenient and appropriate participation in the meeting. Because of its urgent nature, a point of privilege can interrupt a speaker. Because it is addressed to the attention and action by the presiding officer, it cannot be debated or amended, and no vote is required.
- (2) *Point of Procedure or Order.* A point of procedure, sometimes called a point of order, is a question addressed to the presiding officer, no seconding is required, and either inquiring into the manner of conducting business or raising a question about the propriety of a particular procedure. It is simply an inquiry and is resolved by correction or clarification by the presiding officer. A point of procedure can interrupt a speaker. Because it is addressed to the attention of and action by the presiding officer, a second is not required, and it cannot be debated or amended, and no vote is taken.
- (3) *Objection to a Ruling.* Decisions or rulings of the presiding officer are final on questions of procedure, except that any member may object to a ruling based on a violation of these rules, appropriateness, or fairness. An objection may not interrupt a speaker. To prevent frivolous objections, a second is required. The motion is subject to debate (which should be brief) and, by its nature, is not amendable. To overrule a procedural decision of the presiding officer, an affirmative vote of a majority of the Commission is required.
- (4) *Recess.* A motion to recess requests a brief interruption of the meeting's business, usually so that an ancillary matter can be addressed, or simply to provide a needed break. Unless stated in the motion, the period of recess is decided by the presiding officer. If necessary, a recess can extend the meeting from one day to another, subject to State law. The motion cannot interrupt a speaker, and a second is required. It is debatable, it can be amended, and an affirmative vote of a majority of the Commission is required.

- (5) *Withdraw.* Only the movant can move to withdraw a motion. A motion to withdraw is a communication to the presiding officer that the movant is withdrawing the movant's proposal. This is the movant's privilege; thus, it does not require a second. Because the withdrawal motion obviates discussion, it can interrupt a speaker. In addition, because another member later can make a similar motion, a withdrawal motion is not subject to debate, amendment, or vote. The presiding officer should simply state that the motion is withdrawn, and the meeting should proceed with a new treatment of the item at hand or a new item.
- (6) *Postpone.* This motion may arise from a need for further information, a matter of convenience, or for any other reason that will enable the Commission to deal with the issue more effectively at a later time. Unless otherwise specifically provided in the motion itself, a postponed motion can be renewed at a later appropriate time during the meeting or, if properly posted, at a later meeting. This motion cannot interrupt a speaker. It requires a second, it is debatable, and it is amendable (particularly as to postponement timing), and an affirmative vote of a majority of the Commission is required.
- (7) *Refer.* A motion to refer is typically used to submit an issue to a committee, usually for study leading to a subsequent recommendation. Because it ordinarily disposes the motion for purposes of the current meeting, a motion to refer is subject to the same rules that apply to a main motion. This motion cannot interrupt a speaker, and a second is required. It is debatable and amendable, and an affirmative vote of a majority of the Commission is required.
- (8) *Amend.* A motion to amend proposes a change in the wording of a motion then under consideration. When a motion to amend is pending and an amendment to the amendment is proposed, the presiding officer should focus discussion on the latest amendment, resolve that question, then proceed to the first amendment before continuing discussion on the main motion. Votes on amendments are in reverse order of the sequence in which they are proposed. A motion to amend cannot interrupt a speaker. It requires a second, and it is debatable and amendable. An affirmative vote of a majority of the Commission is required for approval of the amendment. Note that State law may restrict amendments to proposals that are required to be set forth in the notice of the meeting. If the movant consents to an

amendment or an amendment to a proposed amendment, then no separate vote on the amendments is required

- (9) *Limit, Extend, or Close Debate or “Call the Question”*. Because the extent to which an issue is discussed rests primarily with discretion of the presiding officer, it is the presiding officer who carries the burden of ensuring that adequate time and discussion are given to differing points of view. A motion to limit, extend, or close debate is therefore an overruling of the presiding officer’s determination. A motion to close debate is the same as a motion to “call the question.” Because this motion affects the most fundamental right of any member, the right to speak one’s views, it is the only procedural motion that requires an affirmative vote of 2/3 of the participants voting.
- (10) *Count the Vote*. A motion to count the vote should be limited to those circumstances where the convenient hearing of “yeas” and “nays” cannot clearly resolve the issue. It represents the right of a member to have a vote demonstrated by count. That count can be directed by the presiding officer either as a showing of hands or a standing of voting members while the vote is recorded. Upon completion of the count, the presiding officer announces the result-and final disposition of the issue voted upon. This motion cannot interrupt a speaker. It requires a second; it is neither debatable nor amendable; and, because of the importance of the matter, it should be considered mandatory; thus, no vote is required.
- (11) *Take Action or Reconsider an Action; Main Motions*. These main motions state proposed policy or action on a substantive issue being considered by the Council. As such, the motion can be an initial call to take particular action; to reconsider action taken; or to rescind a prior decision. Although lowest in precedence among all motions, main motions are clearly the most important: through their content, the business decisions of the Commission are determined. A main motion can be made only when a prior main motion has been disposed of. It cannot interrupt a speaker; a second is required; it is debatable and amendable; and an affirmative vote of a majority of the Commission is required unless a greater vote is prescribed by the Code or State law.

9. **Public Participation**. Members of the public may address the Commission regarding an item on an agenda for an open meeting, including but not limited to a public hearing, citizens comment, or similar item, only as authorized by Section 551.007 of the Act, the relevant provisions of the Code, and in accordance with the following rules:

- (A) Speaker Cards. Prior to addressing the Commission on an agenda item, a member of the public that desires to speak on an agenda item (the “*Speaker*”) must complete and give to City staff a speaker’s card provided by the City (a “*Speaker Card*”) that will include the following information
- (1) Speaker’s name.
  - (2) Speaker’s residential or business address and phone number.
  - (3) Agenda item that the Speaker will address.
  - (4) Brief statement of position (e.g. for or against).
  - (5) Whether the Speaker represents a third party and the identity of any such third party.
- (B) Prior to Action. Prior to calling for action on an agenda item, the presiding officer will review all Speaker Cards received by the City, if any, for the agenda item. The presiding officer will call Speakers individually to address the Commission. After the presiding officer has called all Speakers on the Speaker Cards received for an item, the presiding office will call for additional Speakers. Speakers who have not completed a Speaker Card but that wish to address the Commission may do so at this time. If there are no additional Speakers on an item, then the Commission may proceed with the item.
- (C) Manner of Address. Speakers called by the presiding officer must address the Commission from a podium provided for that purpose, unless mobility, health, or other factors make doing so unreasonably inconvenient for the Speaker or the if Speaker is excused from doing so by the presiding officer. Speakers must state their name and address prior to speaking on an agenda item.
- (D) Speaker Time. Speakers that provide the Speaker Card prior to the beginning of the discussion of an agenda item may address the Commission for a maximum of 3 minutes. Speakers that do not provide a Speaker Card prior to the beginning of the discussion of an agenda item may address the Commission for a maximum of 1 minute. Speakers may give their allotted time to another Speaker with the consent of the presiding officer, provided that no Speaker may address the Commission on an agenda item for more than 6 minutes. The presiding officer may grant up to one additional 3-minute period if the Speaker requests an extension and no member

objects. Any additional extension for a Speaker may only be granted upon a motion, second, and a majority vote in favor of the extension. Notwithstanding anything to the contrary, each Speaker may only speak once on any agenda item. Unless the Commission provides simultaneous translation equipment in a manner that allows the Commission to hear translated public testimony simultaneously, then a Speaker addressing the Commission through a translator has twice the amount of time as a Speaker that does not require the assistance of a translator. Nothing in this subsection requires the Commission or the City to provide a translator.

**10. Public Hearings.** Public hearings called for in an agenda item will be conducted in accordance with the following:

- (A) Opening. The presiding officer will open the public hearing immediately after the item is called.
- (B) Commission Participation. The Commission may ask questions, deliberate, and otherwise participate in the public hearing as is necessary or convenient.
- (C) Staff Report. The staff report will be presented at the outset of the public hearing.
- (D) Speakers. Following the staff report and any related discussion by the Commission, the presiding officer will call for Speakers. Speakers at public hearings must comply with the general rules for public participation, above.
- (E) Closing. The public hearing will conclude following the address of the last authorized Speaker and any related Commission discussion. At its conclusion, the presiding officer will close the public hearing and the Commission may continue with the item. The time of opening and closing each public hearing will be recorded in the minutes. The presiding officer may reopen the public hearing at the presiding officer's discretion or at the request of city staff or any member of the Commission.