



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – November 12, 2020

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. October 15, 2020, Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. PC-17-17 (MDP Amendment): Consider the approval of a Master Development Plan (MDP) Amendment for the Singing Hills Development, generally located at the northwest corner of Hwy 46 and US Hwy 281.
- B. PC-20-21 (Final Plat): Consider a Final Plat for the Goldsmith – Unit 1 Subdivision, generally located 1.5 miles West of the intersection of East Ammann Rd and Bulverde Rd.
- C. PC-20-22 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch Unit - 10A & Mustang Vista Phase 6 Subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- D. PC-20-23 (Final Plat): Consideration of a Final Plat (Revision) for Belle Oaks Ranch, Phase V, generally located on the east side of Blanco Road approximately 1.2 miles south State Highway 46.
- E. VR-20-01 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.07.003, related to Riparian Buffers, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.
- F. VR-20-06 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.06.010, related to Tree Protection Measures, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.
- G. VR-20-07 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.

H. 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.

4) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

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

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

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

6) ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by 5:00 pm on November 6, 2020.

Susana Ramos, Planning Director

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

City of Bulverde Planning & Zoning Commission Minutes
Regular Commission Meeting: October 15, 2020

Meeting Duration: 6:00 p.m. to 8:14 p.m.

CALL TO ORDER

Commission Members Present: Jim Binkley (Chairman), Lindy Sisk (Vice Chairman), Dickie Lubel, Larry Sunn, David Bullock, Clint Hays, Joe Alexandre, and Seth Prescott (Alternate)

Commission Members Absent: None

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 September 10, 2020 meeting. Motion passed 7-0.**

EXECUTIVE SESSION

None

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 feet west of Brand Road and directly north of Ammann Road. ***Director Ramos presented the staff report for this agenda item to the Commission. Dan Mullins answered questions from Planning & Zoning Commissioners regarding this plat. After further discussion, Commissioner Bullock made a motion, seconded by Commissioner Hays, to recommend approval of the Centennial Ridge Unit 4 Final Plat. Motion passed 7-0.***
- 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. ***Director Ramos presented the staff report for this agenda item to the Commission. Bruna Spengler, a representative of Pape-Dawson Engineers, answered questions from Planning & Zoning Commissioners regarding this plat. After further discussion, Commissioner Sunn made a motion, seconded by Commissioner Bullock, to recommend approval of the 4S Ranch Unit 9B/9C & Mustang Vista Phase 5 Preliminary Plat. Motion passed 7-0.***
- C. PC-20-19 (Preliminary Plat): Consideration of a Preliminary Plat for Parrish Hwy 46, generally located at the South end of the intersection of SH 46 W and Bentwood Dr. ***Director Ramos presented the staff report for this agenda item to the Commission. Aaron Hernandez, a representative of Canyon Lake Water Service Company, spoke in opposition to the plat. After questions and discussion, Commissioner Hays made a motion, seconded by Commissioner Alexandre, to recommend approval of the Parrish Hwy 46 Preliminary Plat. Motion passed 7-0.***
- 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. ***Director Ramos presented the staff report for this agenda item to the Commission. City staff answered questions from Planning & Zoning Commissioners regarding the proposed ordinance. Public comments by Tom***

Hackleman and Seth Prescott were in opposition to the ordinance. After further discussion, Commissioner Bullock made a motion, seconded by Commissioner Lubel, to recommend denial of the ordinance as presented so that it to be amended and reconsidered by the Commission. Motion passed 7-0.

RECESS

The Commission entered into a recess at 7:47 p.m. and reconvened at 7:55 p.m. to resume the meeting.

- E. CA-20-06 (Master Thoroughfare Plan): Hold a public hearing and consider an amendment to the City of Bulverde Master Thoroughfare Plan. *Director Ramos presented the staff report for this agenda item to the Commission. After questions and discussion, Commissioner Bullock made a motion, seconded by Commissioner Sunn, to recommend approval of the amendment to the City of Bulverde Master Thoroughfare Plan. 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 to the Commission. After questions and discussion, Commissioner Alexandre made a motion, seconded by Commissioner Hays, to recommend approval of the adoption of Rules of Procedure of the Planning and Zoning Commission of the City of Bulverde, Texas.*

PUBLIC COMMENTS

Chairman Binkley mentioned the Planning & Zoning Commission meeting time listed on the Front Porch News needs to be changed from 6:30 p.m. to 6:00 p.m.

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 8:14 p.m. I certify that the above minutes were approved by the Commission on November 12, 2020.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-17-17
MDP AMENDMENT
SINGING HILLS

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

REQUEST:

Consider the approval of a Master Development Plan (MDP) Amendment for the Singing Hills Development, generally located at the northwest corner of Hwy 46 and US Hwy 281.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: SH-DJL Development, LLC
Legal Description: N/A
Size: 250.55 acres; 331 single family lots, 37 non-residential lots.
Existing Land Use: Retail Commercial and Undeveloped
Existing Zoning: C-2, Commercial District
Proposed Land-Use: Mixed-Use

SUMMARY:

This is a proposed Master Development Plan (MDP) Amendment for the Singing Hills Development, located at the northwest corner of Hwy 46 and US Hwy 281. The original Master Development Plan for this development was approved in 2011. Most of the development is located within the City Limits and has been platted already

ANALYSIS:

This is a proposed Master Development Plan (MDP) Amendment for the Singing Hills Development, located at the northwest corner of Hwy 46 and US Hwy 281. The original Master Development Plan for this development was approved in 2011. Most of the development is located within the City Limits and has been platted already; with the exception of the single-family portion of the development (The Preserve).

The proposed MDP amendment contains the same acreage and boundaries as the originally approved MDP –250.55 acres. Approximately 103.76 acres of the project is located within the City Limits and the remaining 146.79 acres is located within the ETJ.

The amendment proposes total number of lots (excluding single family residential and non-buildable lots within city limits) 35, lots total number of lots partially within the city limits 2 lots; total number of single-family lots 331. The increase of single-family residential lots from 40 to 53 in Unit 5 of The Preserve at Singing Hills is the only change to the original MDP.

The locations of open spaces and drainage areas are generally in the same location as the previously approved MDP and the amendment is not proposing any new major collector streets. The entire development is on public water supply as originally proposed, and sewer service is provided by the City's treatment facility located on-site, on the north side of Harmony Hills.

With approval of the MDP amendment, the developer will continue with the design and submittal of future preliminary and final plats. The Planning and Zoning Commission will also review and approve these plats. If there are additional substantial deviation from the amended MDP, the developer will be required to submit a new MDP for review and approval.

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 the Master Development Plan.

ATTACHMENTS:

Master Development Plan

Application

Halff Associated Comments Memo



APPLICATION FOR MASTER DEVELOPMENT PLAN

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

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

1. Name of Subdivision: Singing Hills Master Development Plan (Amended) Unit No _____
Location Description/Nearest Intersection: Intersection of US Hwy 281 North and Harmony Hills

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

3. Licensed Engineer/Surveyor (technical contact): Moy Tarin Ramirez Engineers, LLC, Attn: Paul Landa, P.E.
Address: 12770 Cimarron Path, Ste. 100, San Antonio, TX 78249 Email: planda@mtrengineers.com
Telephone: (210) 698-5051 Fax: (210) 698-5058 Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Canyon Lake W.S.</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Singing Hills Wastewater</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>331</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>250.55</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>N/A</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>N/A</u>		

The undersigned agrees to comply with all subdivision requirements of the City of Bulverde. 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.

Todd Hill

9-2-20

Signature of Owner/Applicant

Date

Fees and Submittal Dates on Page 2

Fees:

Master Plans

- \$1250.00 + \$5.00 per acre

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

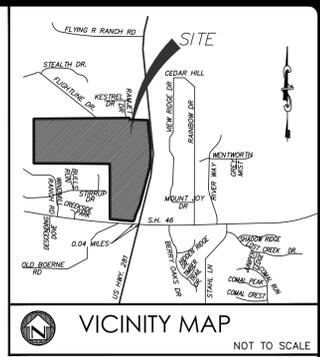
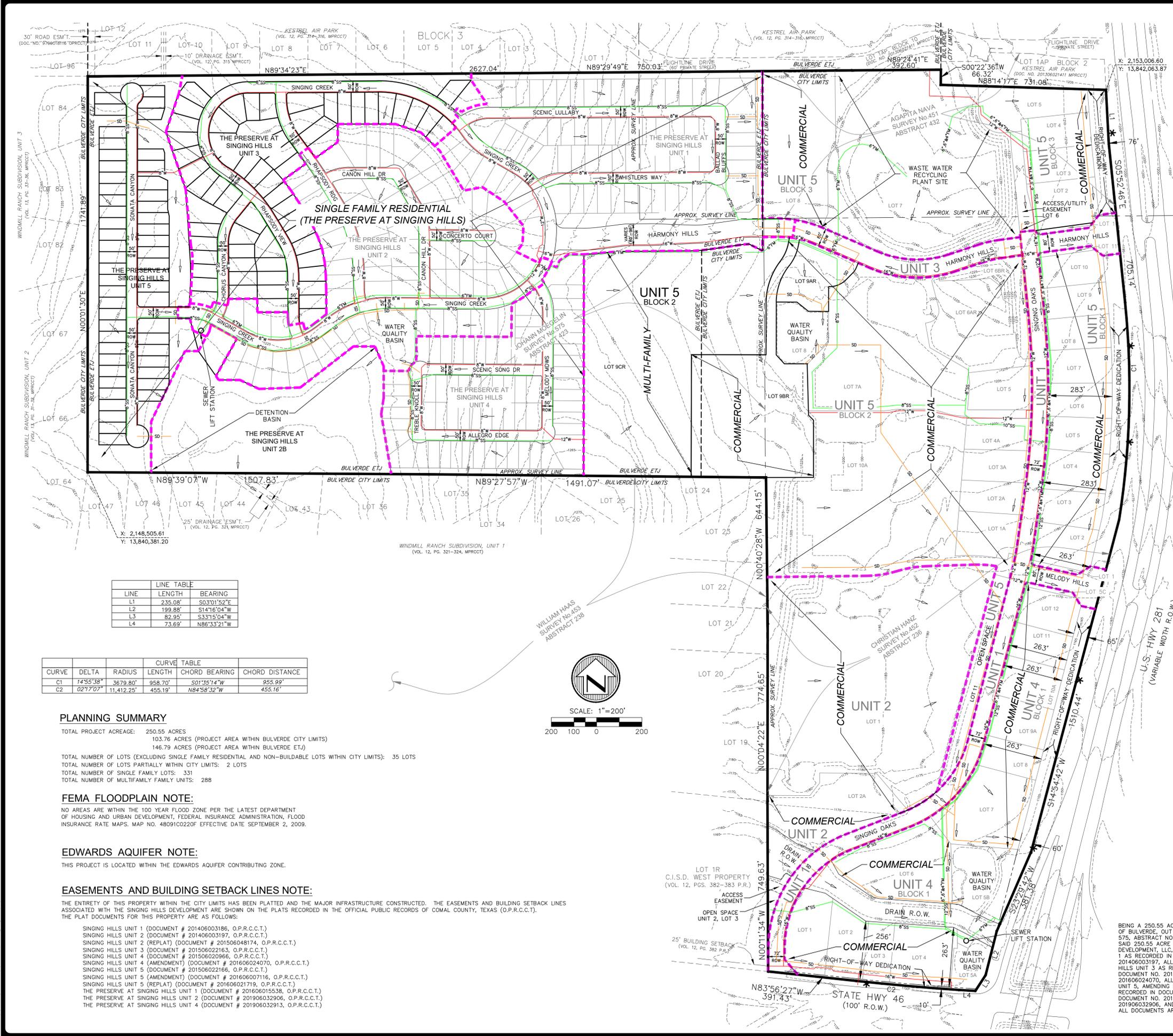
- \$1500 – (0-5 acres)
- \$2500 + \$10/lot – (5+ acres)

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



CIVIL ENGINEER / SURVEYOR

MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, STE. 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

SUBDIVIDER / OWNER

SH-DJL DEVELOPMENT, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 115 NORTH LOOP 1604 EAST, SUITE 2207
 SAN ANTONIO, TEXAS 78232

LIENHOLDER

BANK 5NB
 9324 HUEBNER RD.
 SAN ANTONIO, TEXAS 78240

EDU'S NOTE:

ESTIMATED EDU'S WITHIN SINGING HILLS DEVELOPMENT:
 WATER: 919 EDU'S
 SANITARY SEWER: 800 EDU'S

DENSITY NOTE:

DENSITY / DENSITY CLASS WITHIN OR PARTIALLY WITHIN CITY LIMITS
 DENSITY: HIGH
 DENSITY CLASS: HIGH

STREETS NOTE:

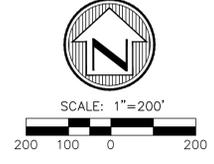
SINGING HILLS URBAN COLLECTOR STREETS (STREET LENGTH) ARE:
 SINGING OAKS (3740 LF)
 HARMONY HILLS (2731 LF)
 MELODY HILLS (366 LF)
 ALL OTHER STREETS SHOWN HEREON ARE LOCAL STREETS.

PARKS NOTE:

PER THE SECOND AMENDMENT (EXHIBIT J, EXCEPTION 2.03.a.ii) TO THE SINGING HILLS DEVELOPMENT AGREEMENT, "PARK REQUIREMENTS SHALL NOT APPLY TO SINGLE FAMILY AND MULTIFAMILY DEVELOPMENTS."

LINE	LENGTH	BEARING
L1	235.08'	S03°01'52"E
L2	199.88'	S14°16'04"W
L3	82.95'	S33°15'04"W
L4	73.69'	N86°33'21"W

CURVE	DELTA	RADIUS	CURVE TABLE		
			LENGTH	CHORD BEARING	CHORD DISTANCE
C1	14°55'38"	3679.80'	958.70'	S07°35'14"W	955.99'
C2	02°17'07"	11,412.25'	455.19'	N84°58'32"W	455.16'



PLANNING SUMMARY

TOTAL PROJECT ACREAGE: 250.55 ACRES
 103.76 ACRES (PROJECT AREA WITHIN BULVERDE CITY LIMITS)
 146.79 ACRES (PROJECT AREA WITHIN BULVERDE ETJ)
 TOTAL NUMBER OF LOTS (EXCLUDING SINGLE FAMILY RESIDENTIAL AND NON-BUILDABLE LOTS WITHIN CITY LIMITS): 35 LOTS
 TOTAL NUMBER OF LOTS PARTIALLY WITHIN CITY LIMITS: 2 LOTS
 TOTAL NUMBER OF SINGLE FAMILY LOTS: 331
 TOTAL NUMBER OF MULTIFAMILY FAMILY UNITS: 288

FEMA FLOODPLAIN NOTE:

NO AREAS ARE WITHIN THE 100 YEAR FLOOD ZONE PER THE LATEST DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD INSURANCE RATE MAPS. MAP NO. 48091C0220F EFFECTIVE DATE SEPTEMBER 2, 2009.

EDWARDS AQUIFER NOTE:

THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

EASEMENTS AND BUILDING SETBACK LINES NOTE:

THE ENTIRETY OF THIS PROPERTY WITHIN THE CITY LIMITS HAS BEEN PLATTED AND THE MAJOR INFRASTRUCTURE CONSTRUCTED. THE EASEMENTS AND BUILDING SETBACK LINES ASSOCIATED WITH THE SINGING HILLS DEVELOPMENT ARE SHOWN ON THE PLATS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.). THE PLAT DOCUMENTS FOR THIS PROPERTY ARE AS FOLLOWS:

- SINGING HILLS UNIT 1 (DOCUMENT # 201406003186, O.P.R.C.C.T.)
- SINGING HILLS UNIT 2 (DOCUMENT # 201406003197, O.P.R.C.C.T.)
- SINGING HILLS UNIT 2 (REPLAT) (DOCUMENT # 201506048174, O.P.R.C.C.T.)
- SINGING HILLS UNIT 3 (DOCUMENT # 201506022163, O.P.R.C.C.T.)
- SINGING HILLS UNIT 4 (DOCUMENT # 201506020966, O.P.R.C.C.T.)
- SINGING HILLS UNIT 4 (AMENDMENT) (DOCUMENT # 201606024070, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (DOCUMENT # 201506022166, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (AMENDMENT) (DOCUMENT # 201606007116, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (REPLAT) (DOCUMENT # 201606021719, O.P.R.C.C.T.)
- THE PRESERVE AT SINGING HILLS UNIT 1 (DOCUMENT # 201606015538, O.P.R.C.C.T.)
- THE PRESERVE AT SINGING HILLS UNIT 2 (DOCUMENT # 201906032906, O.P.R.C.C.T.)
- THE PRESERVE AT SINGING HILLS UNIT 4 (DOCUMENT # 201906032913, O.P.R.C.C.T.)

LEGAL DESCRIPTION

BEING A 250.55 ACRE TRACT OF LAND IN THE CITY OF BULVERDE AND EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE, OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 432, THE JOHANN MOEGELIN SURVEY NO. 575, ABSTRACT NO. 423, AND THE CHRISTIAN HANZ SURVEY NO. 452, ABSTRACT NO. 236, COMAL COUNTY, TEXAS, SAID 250.55 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT AS CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, ALL OF SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201406003186, ALL OF SINGING HILLS UNIT 2 AS RECORDED IN DOCUMENT NO. 201406003197, ALL OF SINGING HILLS UNIT 2, REPLAT, AS RECORDED IN DOCUMENT 201506048174, ALL OF SINGING HILLS UNIT 3 AS RECORDED IN DOCUMENT NO. 201506022163, ALL OF SINGING HILLS UNIT 4 AS RECORDED IN DOCUMENT NO. 201506020966, ALL OF SINGING HILLS UNIT 4, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606024070, ALL OF SINGING HILLS UNIT 5 AS RECORDED IN DOCUMENT NO. 201506022166, ALL OF SINGING HILLS UNIT 5, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606007116, ALL OF SINGING HILLS UNIT 5, REPLAT AS RECORDED IN DOCUMENT NO. 201606021719, ALL OF THE PRESERVE AT SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201606015538, ALL OF THE PRESERVE AT SINGING HILLS UNIT 2 AS RECORDED IN DOCUMENT NO. 201906032906, AND ALL OF THE PRESERVE AT SINGING HILLS UNIT 4 AS RECORDED IN DOCUMENT NO. 201906032913, ALL DOCUMENTS ARE AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

LEGEND

- * PROPOSED DRIVEWAY APPROXIMATE LOCATION (RIGHT-IN / RIGHT-OUT)
- OPRCCT OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- MPRCCT MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- E.T.J. EXTRATERRITORIAL JURISDICTION
- CITY LIMIT LINE
- R.O.W. / PROPERTY LINE
- UNIT BOUNDARY
- DEED LINE
- PROPOSED LOT LINE
- PLAT RECORDS
- OVERALL MASTER PLAN BOUNDARY
- FM SS SANITARY SEWER MAIN
- W WATER MAIN
- SD STORM DRAIN
- DRAINAGE FLOW ARROW

NO.	DATE	DESCRIPTION	BY

MTR
 Engineers
 Surveyors
 Planners
Moy Tarin Ramirez Engineers, LLC
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

SINGING HILLS
MASTER DEVELOPMENT PLAN
BULVERDE, COMAL COUNTY, TEXAS



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

REVIEW MEMORANDUM

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

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

SUBJECT: Preserve at Singing Hills
MDP Amendment Acceptance
PC-17-17

DATE: October 15, 2020

Half Associates, on behalf of the City of Bulverde, reviewed the Master Development Plan (MDP) Amendment and supporting documents for the Preserve at Singing Hills, dated July 2020. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012.

The only change identified is the addition of 13 residential lots associated with Unit 5, changing the total number of single-family lots from 318 to 331.

Project boundaries & multifamily units have not changed. City limits and street names have been updated appropriately.

Increased runoff resulting from the added lots in Unit 5 will be sufficiently mitigated by the development's detention basin. These additional lots do not impact planned removal of trees and does not affect the traffic impact analysis previously approved.

Half Associates has no comments or concerns regarding the changes to this MDP and recommend approval at the next available P&Z Meeting.



PLANNING AND ZONING COMMISSION ITEM:
PC-20-21
FINAL PLAT
GOLDSMITH – UNIT 1

MEETING DATE: November 12, 2020

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST: Consider a Final Plat for the Goldsmith – Unit 1 Subdivision, generally located 1.5 miles West of the intersection of East Ammann Rd and Bulverde Rd.

APPLICANT:

Harold T. duPerier, III Manager
DBT Investments, LP
28615 Interstate 10W
Boerne, Texas 78006

PROPERTY INFORMATION:

Owner: DBT Investments, LP
Legal Description: 1.038 ACRES, INCLUDING A 0.086 ACRE PUBLIC RIGHT-OF-WAY DEDICATION, AOUT OF A 501.39 GRID ACRES TRACT CONVEYED TO DBT INVESTMENT, LP IN DOCUMENT NO. 201606043597 AND OUT OF A 300.19 GRID ACRES TRACT CONVEYED TO DBT INVESTMENTS, LP IN DOCUMENT NO. 2016060604395, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE G. HERRERA SURVEY 192, ABSTRACT 206, COMAL COUNTY TEXAS
Size: 1.038 acres; 1 Lots
Existing Land Use: Undeveloped
Existing Zoning: R-3
Proposed Land-Use: Open Space (Unbuildable)

SUMMARY:

This is a proposed final plat for Goldsmith - Unit 1 Subdivision. The City of Bulverde approved a Master Development Plan for this subdivision in December 2018. Development in this tract, is for an open space lot.

ANALYSIS:

This proposed Final Plat is approximately 1.038 acres vacant property and establish one (1) Open Space (Unbuildable) lot. The purpose of this plat is to avoid the expiration of the MDP

The City of Bulverde Future Land Use plan identifies the plat as Open Space and as a Common Area and a Drainage, Sewer, Electric, Gas, Telephone and Cable TV Easement. Construction of structures is not allowed on this lot.

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. The utility certification required was not submitted.

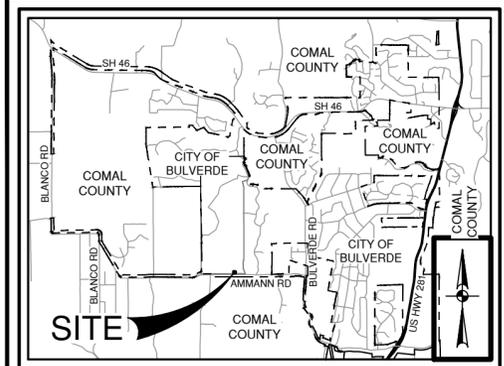
Therefore, Staff recommends **DENIAL** of this Final Plat.

ATTACHMENTS:

Final Plat

Master Development Plat

Halff Associated Comments Memo



LOCATION MAP
NOT-TO-SCALE
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
---	1140	---	EXISTING CONTOURS
---	---	---	1% ANNUAL CHANCE FEMA FLOODPLAIN
---	---	---	ORIGINAL SURVEY
---	---	---	CENTERLINE (SURVEYOR)
○	14'	○	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
○	VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DEDICATION (0.0866 OF AN ACRE)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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," "GAS EASEMENT," AND "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. CPS ENERGY 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 GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.

3. 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.

SURVEYOR'S NOTES:

- 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 1/2" 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.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

W. R. WOOD
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

I, THE UNDERSIGNED DAVID CASANOVA, 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.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0215F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

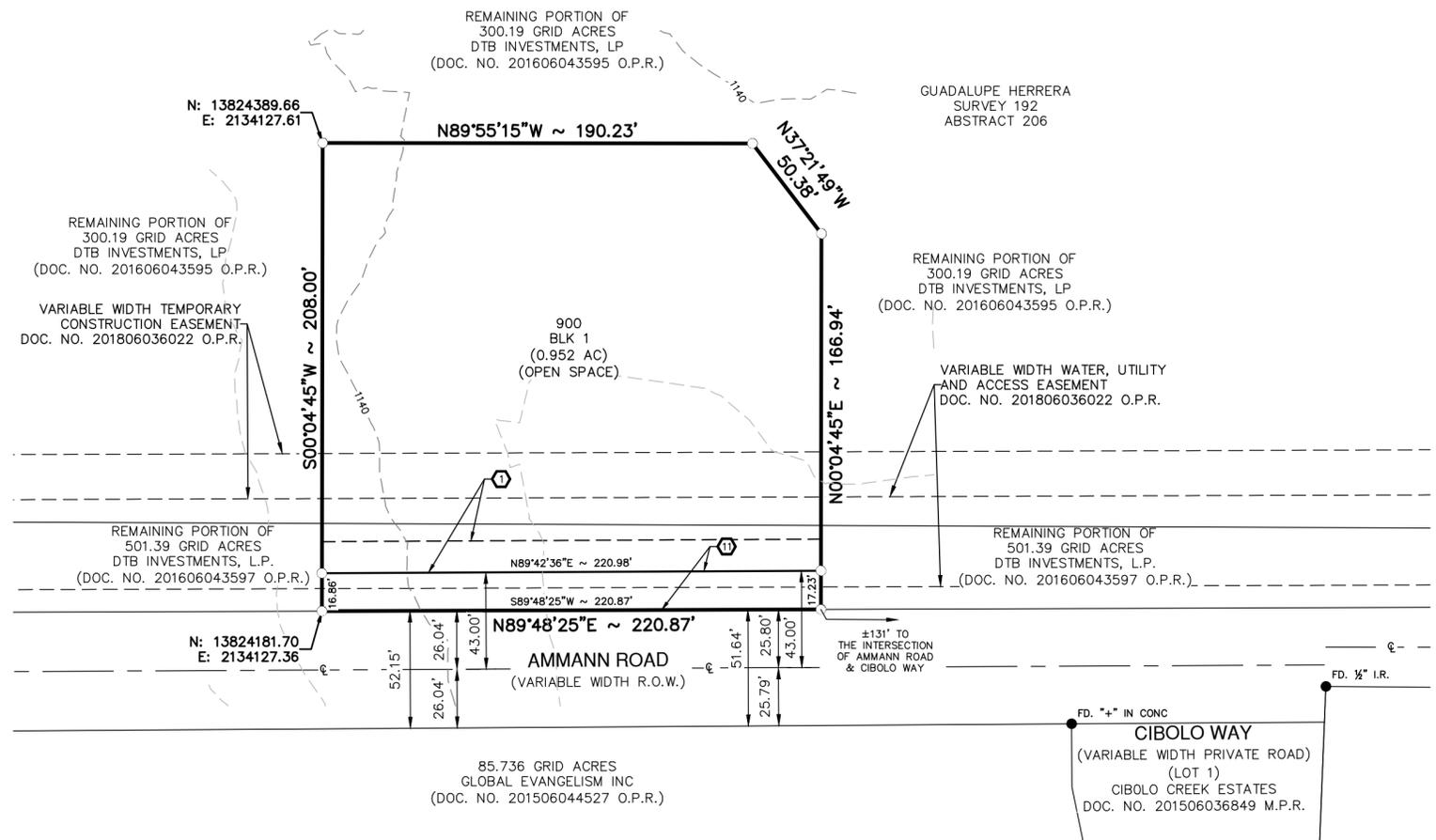
MISCELLANEOUS NOTE:
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
2. CONTOURS SHOWN ARE BASED ON 2010 LIDAR DATA OBTAINED FROM COMAL COUNTY GIS. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. GOLDSMITH - UNIT 1 LIES WITHIN THE CITY OF BULVERDE (ANNEXED OCTOBER 13, 2015) AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

OPEN SPACE:
LOT 900, BLOCK 1, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. CONSTRUCTION OF STRUCTURES IS NOT ALLOWED ON THIS LOT 900, BLOCK 1.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, BLOCK 1, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.

**SUBDIVISION PLAT
OF
GOLDSMITH - UNIT 1**

BEING A TOTAL OF 1.038 ACRES, INCLUDING A 0.086 ACRE PUBLIC RIGHT-OF-WAY DEDICATION, OUT OF A 501.39 GRID ACRES TRACT CONVEYED TO DTB INVESTMENTS, LP IN DOCUMENT NO. 201606043597 AND OUT OF A 300.19 GRID ACRES TRACT CONVEYED TO DTB INVESTMENTS, LP IN DOCUMENT NO. 20160604395, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE G. HERRERA SURVEY 192, ABSTRACT 206, COMAL COUNTY, TEXAS.



85.736 GRID ACRES
GLOBAL EVANGELISM INC
(DOC. NO. 201506044527 O.P.R.)

FD. "+\" IN CONC
CIBOLO WAY
(VARIABLE WIDTH PRIVATE ROAD)
(LOT 1)
CIBOLO CREEK ESTATES
DOC. NO. 201506036849 M.P.R.

SCALE: 1" = 50'

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 28, 2020

STATE OF TEXAS
COUNTY OF BEXAR

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: HAROLD T. duPPERIER, III, MANAGER
DTB INVESTMENTS, L.P.
28615 INTERSTATE 10 W
BOERNE, TEXAS 78006-9126
(210)260-8224

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

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

THIS PLAT OF GOLDSMITH - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
PLANNING DIRECTOR

BY: _____, DEPUTY

REVIEW MEMORANDUM

TO: Sarah Putz
 Pape Dawson Engineers
sputz@pape-dawson.com
 2000 NW Loop 410
 San Antonio, TX 78213

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

SUBJECT: Goldsmith Unit 1
 Final Plat Acceptance
 PC-20-21

DATE: October 29, 2019

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Goldsmith development Unit 1 Final Plat, dated 9/15/20. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde (September 25, 2007), the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated October 13, 2015 between the City of Bulverde and Ammann Hills Ranch, LTD. All comments have been resolved. Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval of Unit 1 Final Plat at the next available Planning & Zoning meeting.

- Unit 1 does not correlate with the Master Development Plan, dated November 2018. *Subdivision Code 1.04(b)(xi): All phases of development shall be in accordance with the approved Master Development Plan. – Comment resolved...City staff don't require changes to the MDP.*



- Common Area Maintenance note refers to "City of San Antonio or Bexar County". – *Comment resolved*



PLANNING AND ZONING COMMISSION ITEM:
PC-20-22
PRELIMINARY PLAT
4S RANCH, UNIT 10A & Mustang Vista Phase 6

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

REQUEST:

Consideration of a Preliminary Plat for 4S Ranch Unit - 10A & Mustang Vista Phase 6 Subdivision, 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: 25.796 ACRE TRACT OF LAND INCLUSIVE OF A 0.819 ACRE RIGHT-OF-WAY DEDICATION 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 MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY.
Size: 25.796 acres; 108 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for Unit 4S Ranch Unit - 10A & Mustang Vista Phase 6 Subdivision, for which a Development Agreement was approved in December 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 25.796 acres of vacant property and establishes 101 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.

Halff 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

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>108</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>25.796</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 Phase 5 - Drainage Analysis. 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
OCTOBER 10, 2019	NOVEMBER 12, 2019	SEPTEMBER 12, 2019
NOVEMBER 14, 2019	DECEMBER 10, 2019	OCTOBER 15, 2019
DECEMBER 12, 2019	JANUARY 14, 2020	NOVEMBER 13, 2019
JANUARY 16, 2020	FEBRUARY 11, 2020	DECEMBER 17, 2019
FEBRUARY 13, 2020	MARCH 10, 2020	JANUARY 15, 2020
MARCH 12, 2020	APRIL 14, 2020	FEBRUARY 11, 2020
APRIL 16, 2020	MAY 12, 2020	MARCH 17, 2020
MAY 14, 2020	JUNE 9, 2020	APRIL 14, 2020
JUNE 11, 2020	JULY 14, 2020	MAY 12, 2020
JULY 16, 2020	AUGUST 11, 2020	JUNE 16, 2020
AUGUST 13, 2020	SEPTEMBER 8, 2020	JULY 14, 2020
SEPTEMBER 10, 2020	OCTOBER 13, 2020	AUGUST 11, 2020
OCTOBER 15, 2020	NOVEMBER 10, 2020	SEPTEMBER 15, 2020
NOVEMBER 12, 2020	DECEMBER 8, 2020	OCTOBER 13, 2020
DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020



Planning and Development Preliminary Plat Application Checklist

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

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



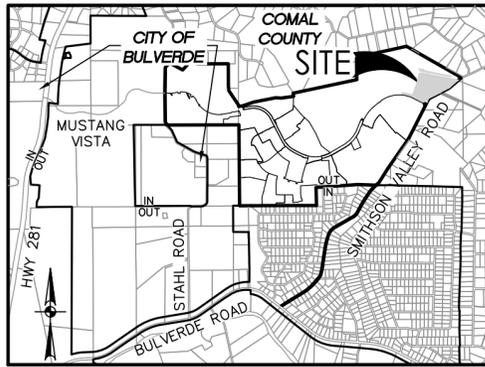
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: September 23, 2020

SUBDIVISION PLAT OF 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6

A 25.796 ACRE TRACT OF LAND INCLUSIVE OF A 0.819 ACRE RIGHT-OF-WAY DEDICATION 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 MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, 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 54, LOT 901, BLOCK 55, AND LOTS 902 & 903, BLOCK 56 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.



LOCATION MAP
 NOT-TO-SCALE

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.

C.P.S. NOTES:

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

GBRA NOTES:

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE 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".
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY, THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6 IS 4,387 LINEAR FEET.
- 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6 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	N12°47'16"W	70.52'
L2	N40°26'16"W	21.95'
L3	S52°10'03"E	47.88'
L4	S71°04'52"E	26.53'
L5	S63°13'32"E	20.79'
L6	S65°24'03"E	15.18'
L7	S10°47'59"W	44.00'
L8	S26°38'34"W	135.92'
L9	S26°47'59"W	112.78'
L10	N63°21'38"W	25.07'
L11	S27°47'45"W	43.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L12	N5°02'20"E	43.00'
L13	N5°02'19"E	14.00'
L14	N9°52'30"E	32.30'
L15	N6°07'40"E	41.88'
L16	N18°16'54"E	44.15'
L17	N12°39'23"E	44.27'
L18	N49°37'57"E	54.03'
L19	N71°58'59"E	53.61'
L20	N36°38'20"E	40.35'
L21	N11°16'03"E	83.43'
L22	S16°38'20"W	40.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	S26°38'20"W	46.41'
L24	N71°38'20"E	26.27'
L25	S27°47'45"W	61.59'
L26	S11°16'03"W	84.47'
L27	N11°16'03"E	95.47'
L28	N27°53'25"W	48.40'
L29	N60°34'42"E	58.76'
L30	S27°53'25"E	46.31'
L31	S11°16'03"W	95.47'
L32	S65°17'41"E	63.61'
L33	S40°03'43"E	62.86'

LINE TABLE		
LINE #	BEARING	LENGTH
L34	S24°08'04"E	58.74'
L35	S4°14'12"E	58.74'
L36	S15°11'58"W	56.04'
L37	S34°10'28"W	56.04'
L38	S53°15'15"W	56.66'
L39	S72°26'20"W	56.66'
L40	N81°27'54"W	78.16'
L41	N61°55'06"W	55.79'
L42	N51°33'46"W	50.58'
L43	N78°43'57"W	45.00'
L44	S54°38'56"W	73.87'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	S43°22'24"W	27.09'
L46	S35°19'26"W	61.43'
L47	S50°11'03"W	37.11'
L48	S44°40'28"W	39.87'
L49	S34°45'59"W	47.32'
L50	S28°25'15"W	9.45'
L51	S67°02'58"W	69.19'
L52	S83°48'25"W	74.40'
L53	N78°30'35"W	76.23'
L54	S27°23'24"E	65.04'
L55	S15°07'44"E	75.73'

LINE TABLE		
LINE #	BEARING	LENGTH
L56	S2°50'57"E	78.12'
L57	N18°41'26"E	35.54'
L58	N15°29'49"E	43.45'
L59	S12°24'57"W	29.46'
L60	S11°16'03"W	45.00'
L61	N11°16'03"E	45.00'
L62	S12°14'40"W	33.73'
L63	N14°39'44"E	49.74'
L64	S17°32'39"W	49.74'
L65	N19°33'54"E	20.02'
L66	S60°34'42"W	45.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1200.00'	21°36'00"	N74°09'40"W	449.72'	452.39'
C2	1257.00'	18°32'27"	S75°41'27"E	404.99'	406.76'
C3	1243.00'	21°08'55"	S74°23'13"E	456.21'	458.81'
C4	13.00'	89°32'56"	N71°24'45"E	18.31'	20.32'
C5	200.00'	10°00'00"	N31°38'20"E	34.86'	34.91'
C6	15.00'	16°29'37"	N28°23'31"E	4.30'	4.32'
C7	525.00'	8°52'39"	N15°42'23"E	81.26'	81.35'
C8	14.00'	39°11'08"	N81°9'31"W	9.39'	9.57'
C9	50.00'	168°22'17"	N56°16'03"E	99.49'	146.93'
C10	14.00'	39°11'08"	S59°08'23"E	9.39'	9.57'
C11	50.00'	257°21'52"	S49°56'59"W	78.06'	224.59'
C12	14.00'	77°21'52"	N40°03'01"W	17.50'	18.90'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C13	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'
C14	125.00'	49°18'39"	S35°55'22"W	104.29'	107.58'
C15	125.00'	56°03'38"	S88°36'31"W	117.48'	122.31'
C16	14.00'	92°51'05"	S70°12'48"W	20.29'	22.69'
C17	325.00'	0°49'45"	S24°12'07"W	4.70'	4.70'
C18	15.00'	7°58'40"	S20°37'40"W	2.09'	2.09'
C19	200.00'	10°00'00"	S21°38'20"W	34.86'	34.91'
C20	13.00'	90°00'00"	S18°21'40"E	18.38'	20.42'
C21	14.00'	83°30'23"	S21°36'29"E	18.65'	20.40'
C22	575.00'	8°52'39"	S15°42'23"W	89.00'	89.09'
C23	25.00'	90°00'00"	S56°16'03"W	35.36'	39.27'
C24	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C25	825.00'	8°52'39"	N15°42'23"E	127.70'	127.83'
C26	125.00'	48°02'08"	N3°52'21"W	101.75'	104.80'
C27	14.00'	88°28'07"	N16°20'38"E	19.53'	21.62'
C28	75.00'	56°03'38"	N88°36'31"E	70.49'	73.38'
C29	14.00'	91°31'53"	S73°39'22"E	20.06'	22.37'
C30	75.00'	48°02'08"	S3°52'21"E	61.05'	62.88'
C31	875.00'	8°52'39"	S15°42'23"W	135.44'	135.58'
C32	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'
C33	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'
C34	75.00'	49°18'39"	N35°55'22"E	62.57'	64.55'

STATE OF TEXAS
 COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: 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____.

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

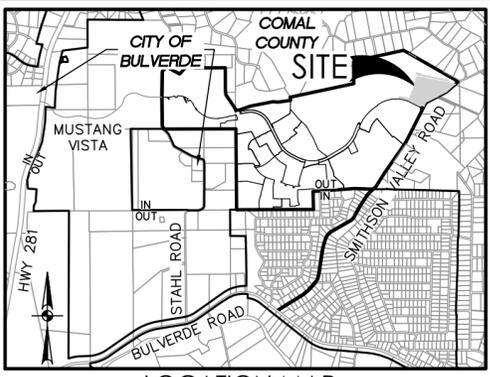
BY: _____, DEPUTY

4S RANCH, UNIT-10A
 MUSTANG VISTA PHASE 6

THIS PLAT OF _____ 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



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #4701 | TPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: September 23, 2020

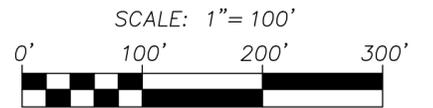
**SUBDIVISION PLAT OF
 4S RANCH, UNIT 10A &
 MUSTANG VISTA PHASE 6**

A 25,798 ACRE TRACT OF LAND INCLUSIVE OF A 0.819 ACRE RIGHT-OF-WAY DEDICATION 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 MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.

UNPLATTED A REMAINING PORTION OF 753.635 AC LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. (DOC# 201506007928 OPR)

UNPLATTED A REMAINING PORTION OF 753.635 AC LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. (DOC# 201506007928 OPR)

LOCATION MAP
NOT-TO-SCALE

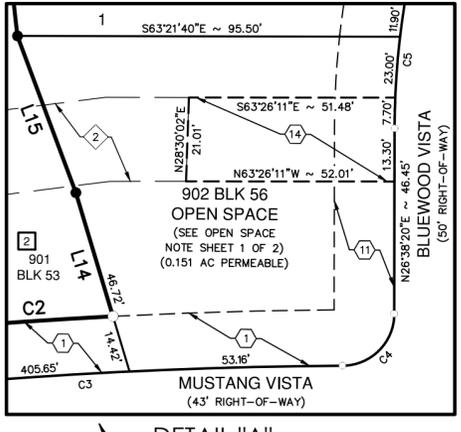
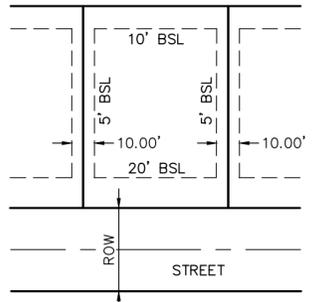


LEGEND

- | | | | |
|-----|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | VAR WID | VARIABLE WIDTH |
| DOC | DOCUMENT NUMBER | - | REPETITIVE BEARING AND/OR DISTANCE |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | INT | INTERSECTION |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COMAL COUNTY, TEXAS | ● | 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 |

- | | | | |
|---|--|---|--|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.131 AC TOTAL OFF-LOT) | ④ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 7B, PLATTED CONCURRENTLY) |
| ② | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH, UNIT 9B-9C, PLATTED CONCURRENTLY) |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH DRAINAGE EASEMENT (1.380 AC TOTAL OFF-LOT) | ⑥ | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| ④ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑦ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| ⑤ | 10' SANITARY SEWER EASEMENT VARIABLE WIDTH RIGHT-OR-WAY DEDICATION (0.819 AC) | ⑧ | VARIABLE WIDTH DRAINAGE EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| ⑥ | 21' SANITARY SEWER EASEMENT | ⑨ | 50' GAS EASEMENT (VOL 192, PG 392 OPR) (VOL 200, PG 673 OPR) |
| ⑦ | LOT 902 BLOCK 56 OPEN SPACE SEE OPEN SPACE NOTE SHEET 1 OF 2 (0.151 AC PERMEABLE) | ⑩ | MARIA JAMISON SURVEY NUMBER 697 ABSTRACT 298 |
| ⑧ | 4S RANCH, UNIT 9B-9C & MUSTANG VISTA PHASE 5 (PLATTED CONCURRENTLY) | ⑪ | FREDERICK WILLIAM FOERSTER SURVEY NUMBER 850 ABSTRACT 879 |
| ⑨ | LOT 901 BLOCK 54 OPEN SPACE SEE OPEN SPACE NOTE SHEET 1 OF 2 (0.188 AC PERMEABLE) | ⑫ | AUGUST HAAG SURVEY NUMBER 94 ABSTRACT 730 |
| ⑩ | LOT 903 BLOCK 56 OPEN SPACE SEE OPEN SPACE NOTE SHEET 1 OF 2 (3.292 AC PERMEABLE) | | |
| ⑪ | UNPLATTED MARY & RICHARD MEFFERT 20.556 AC (DOC# 201706017547 OPR) | | |
| ⑫ | UNPLATTED SANDRA & STEVEN ADKINS 18.143 AC (DOC# 20180600784 OPR) | | |
| ⑬ | UNPLATTED JENNIFER & DAVID GRIFFITH 5.78 AC (DOC# 200406033528 OPR) | | |
| ⑭ | UNPLATTED KRISTI & CHRIS WLODARCZYK 26.306 AC (DOC# 201806001095 OPR) | | |
| ⑮ | STONEY RIDGE UNIT 1 (VOL 5, PGS 300-301 MPR) | | |
| ⑯ | UNPLATTED A REMAINING PORTION OF 753.635 AC LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. (DOC# 201506007928 OPR) | | |
| ⑰ | LOT 901 BLOCK 55 OPEN SPACE SEE OPEN SPACE NOTE SHEET 1 OF 2 (0.190 AC PERMEABLE) | | |

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.



REVIEW MEMORANDUM

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

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

SUBJECT: 4S Ranch, Unit 10A & Mustang Vista Ph6
Preliminary Plat Review/Acceptance
PC-20-22

DATE: October 20, 2020

Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat (dated 9/23/20) and supporting documents for the **4S Ranch, Unit 10A & Mustang Vista Phase 6** 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.). Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of Unit 10A & Mustang Vista Phase 6 Preliminary Plat at the next available Planning & Zoning meeting.

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

No comments

Drainage Analysis

No comments (Phase 5, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-20-23
FINAL PLAT
Belle Oaks Ranch, Phase V

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

REQUEST:

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

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Southernland Belle Oaks, LLC
Legal Description: A 97.30 ACRE TRACT OF LAND, OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLEN 192.573 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS II, LLC., OF RECORD IN DOCUMENT NO. 202006035010 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 97.30 acres; 78 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single Family Residential

SUMMARY:

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

ANALYSIS:

This proposed Final Plat is for approximately 97.30 acres of vacant property and establishes 78 single family residential lots. The density class for this plat is Medium Density.

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

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

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

STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

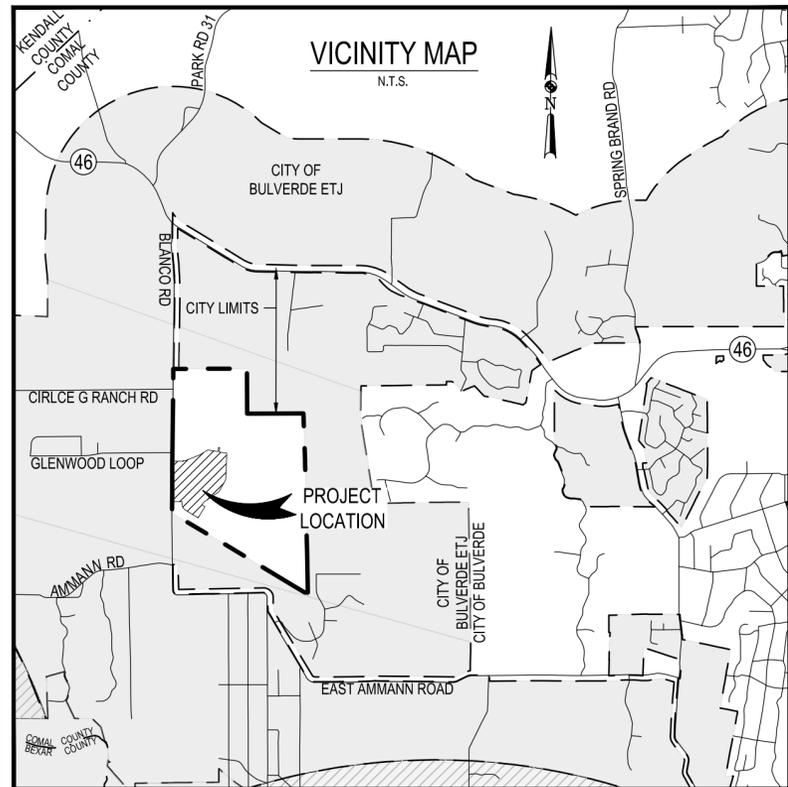
1. Final Plat
2. Master Development Plat
3. Halff Associates Comments Memo

NOTES:

1. ACREAGE OF SUBDIVISION = 97.30 ACRES, THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.25 AC/LOT.
2. NO LOTS IN PHASE V ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F. EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOPER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201806001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOT 912 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1005 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 1005 SHALL BE OWNED AND MAINTAINED BY THE POA.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. BELLE OAKS RANCH PHASE V DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE V

A 97.30 ACRE TRACT OF LAND, OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 192.573 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS II, LLC., OF RECORD IN DOCUMENT NO. 202006035010 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 78

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE V IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0195F. EFFECTIVE DATE SEPTEMBER 26, 2008 FOR COMAL COUNTY, TEXAS.

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

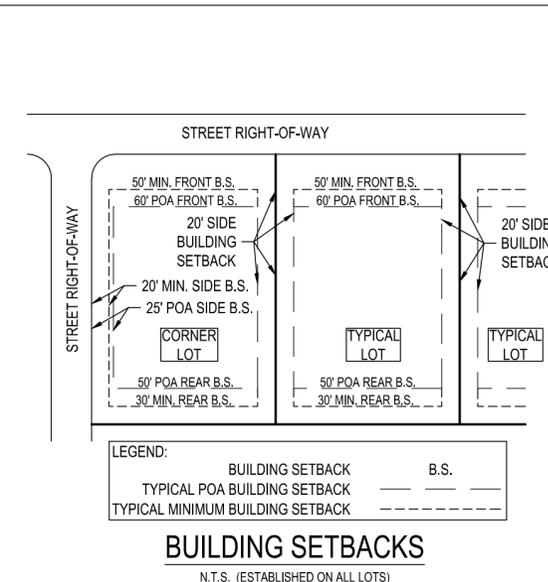
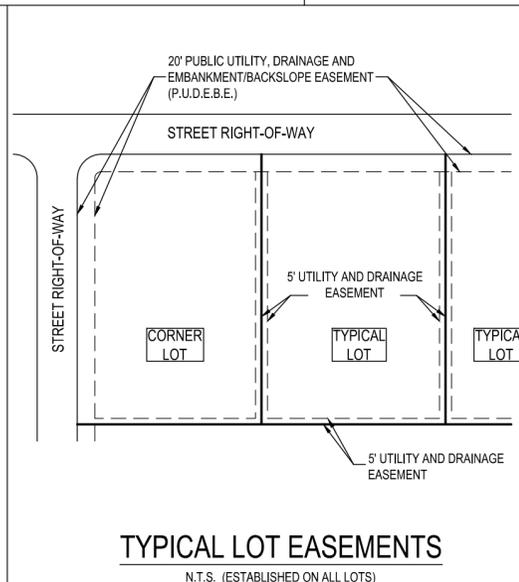
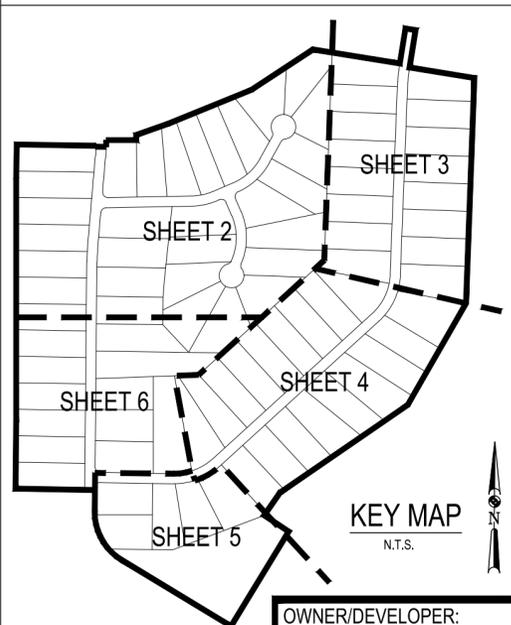
GARRETT D. KELLER
REGISTERED PROFESSIONAL ENGINEER
NO. 111511 STATE OF TEXAS

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

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

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

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



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

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS II, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202006035010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE V.

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

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

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

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

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

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

STATE OF TEXAS
COMAL COUNTY

I, HONORABLE BOBBIE KOEPP, COUNTY CLERK FOR COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE

____ DAY OF _____, A.D., 20____, AT _____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D., 20____ AT _____ M. IN THE

RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF BELLE OAKS RANCH, PHASE V 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

STREET SUMMARY TABLE	
ROAD NAME	LENGTH OF ROAD (LF)
ANNA BELLE AVE	2,104
MAXIMINO RIDGE RD	3,141
SCARLETT RIDGE RD	1,080
HIGH GATE RD	436
TOTAL	6,761

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

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

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

MATKINHOOPER
ENGINEERING & SURVEYING

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

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

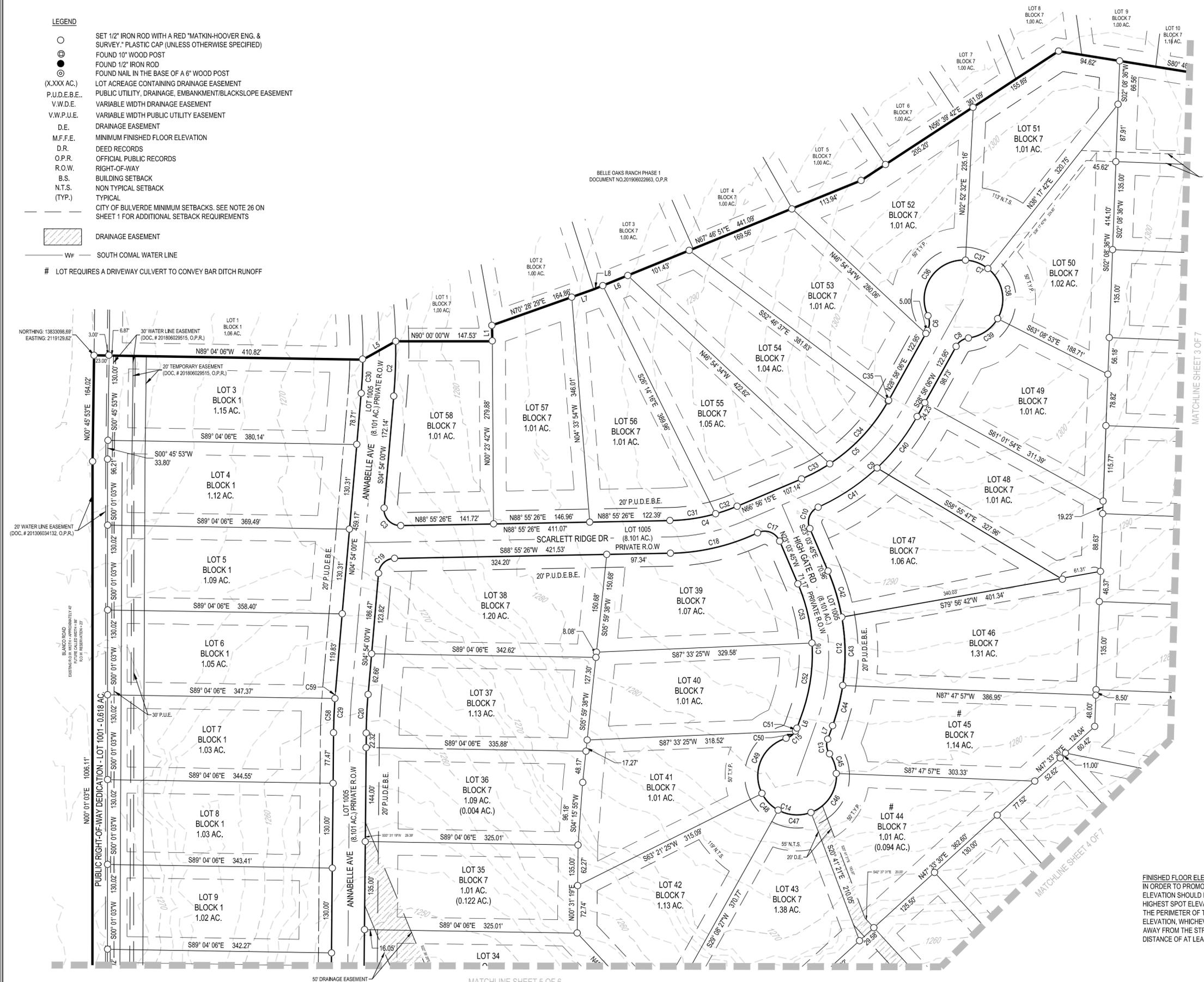
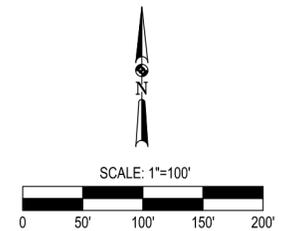
SUBMITAL DATE: OCTOBER 13, 2020
PRINT/REVISION DATE: NOVEMBER 11, 2020

MHE JOB NO. - 2969.05
MHS JOB NO. - 17-4180

LEGEND

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

LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF



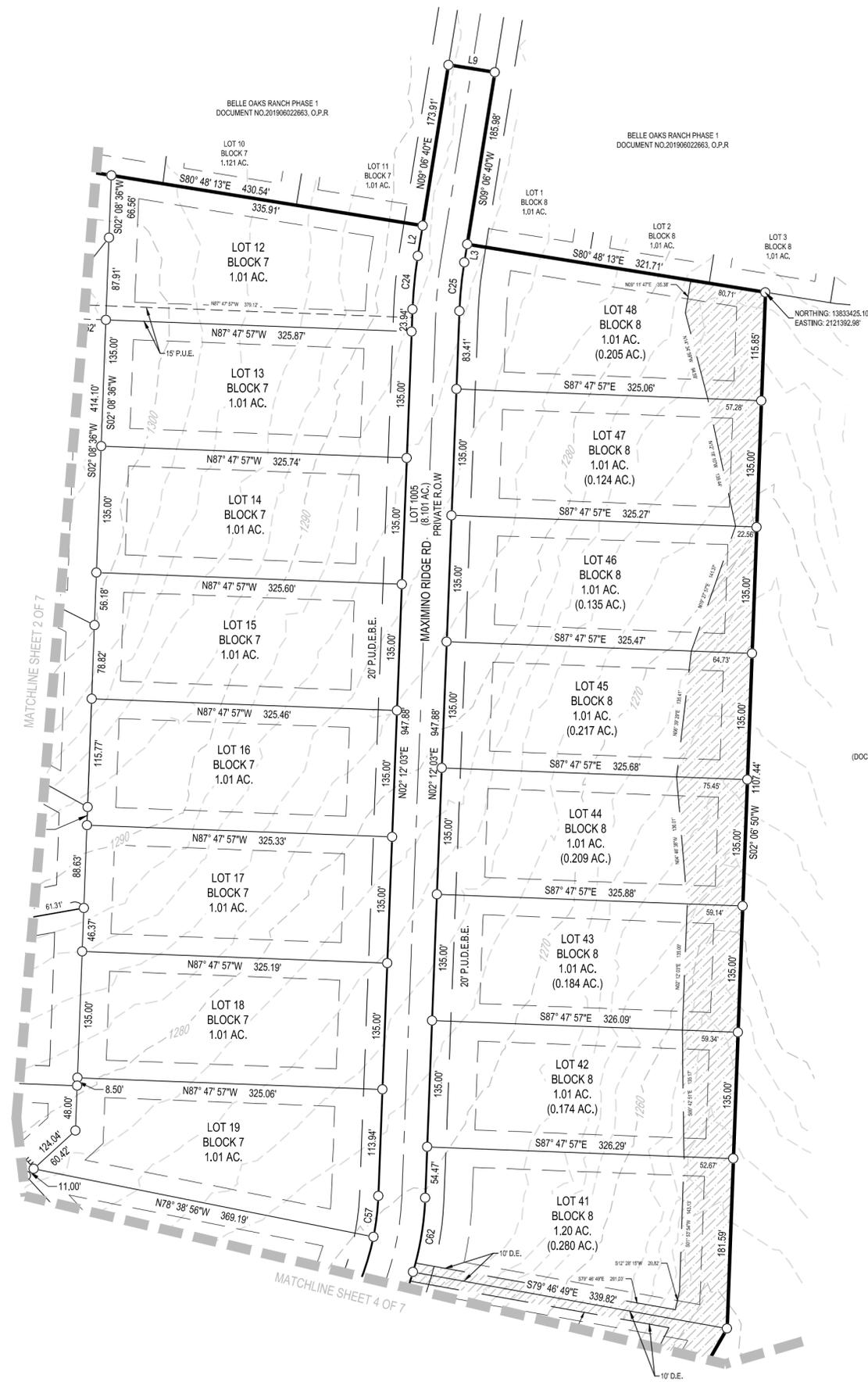
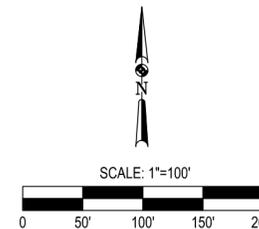
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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE V

<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: OCTOBER 13, 2020 PRINT/REVISION DATE: NOVEMBER 11, 2020</p> <p>MHE JOB NO. - 2969.05 MHS JOB NO. - 174180</p> <p style="text-align: center;">SHEET 2 OF 7</p>
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LEGEND

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



REMAINDER OF CALLED
192.573 ACRES
(DOCUMENT NO. 200006000204, O.P.R.)

FINISHED FLOOR ELEVATIONS
IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE V

OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM
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MATKIN HOOVER
ENGINEERING & SURVEYING

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

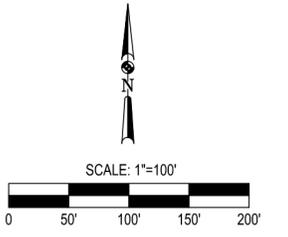
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244

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

SUBMITTAL DATE: OCTOBER 13, 2020 PRINT/REVISION DATE: NOVEMBER 11, 2020
MHE JOB NO. - 2969.05 MHS JOB NO. - 174180
SHEET 3 OF 7

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND 10" WOOD POST
- FOUND 1/2" IRON ROD
- ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
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- O.P.R. OFFICIAL PUBLIC RECORDS
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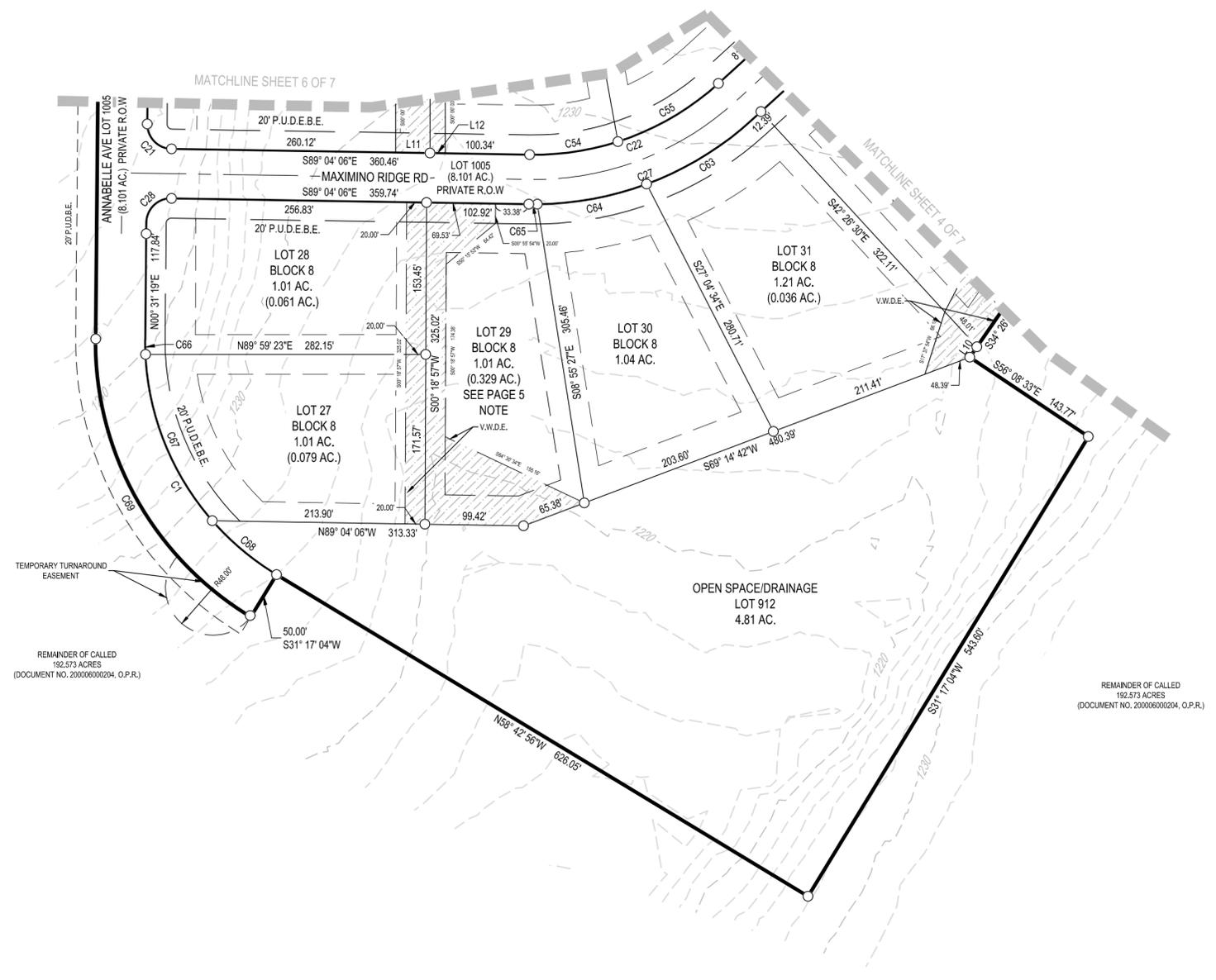
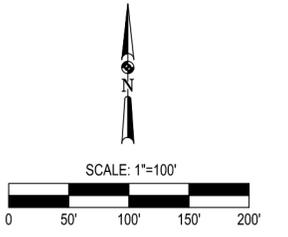
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 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE V

<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p style="font-size: small;">8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p style="font-size: small;">3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244</p> <p style="font-size: x-small;">TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: OCTOBER 13, 2020 PRINT/REVISION DATE: NOVEMBER 11, 2020</p> <p>MHE JOB NO. - 2969.05 MHS JOB NO. - 174180</p> <p style="text-align: center;">SHEET 4 OF 7</p>
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LEGEND

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



FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

NOTE
 LOT 29, BLOCK 8 DRIVEWAY SHALL BE LOCATED AS TO NOT IMPEDE THE VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON THIS PLAT

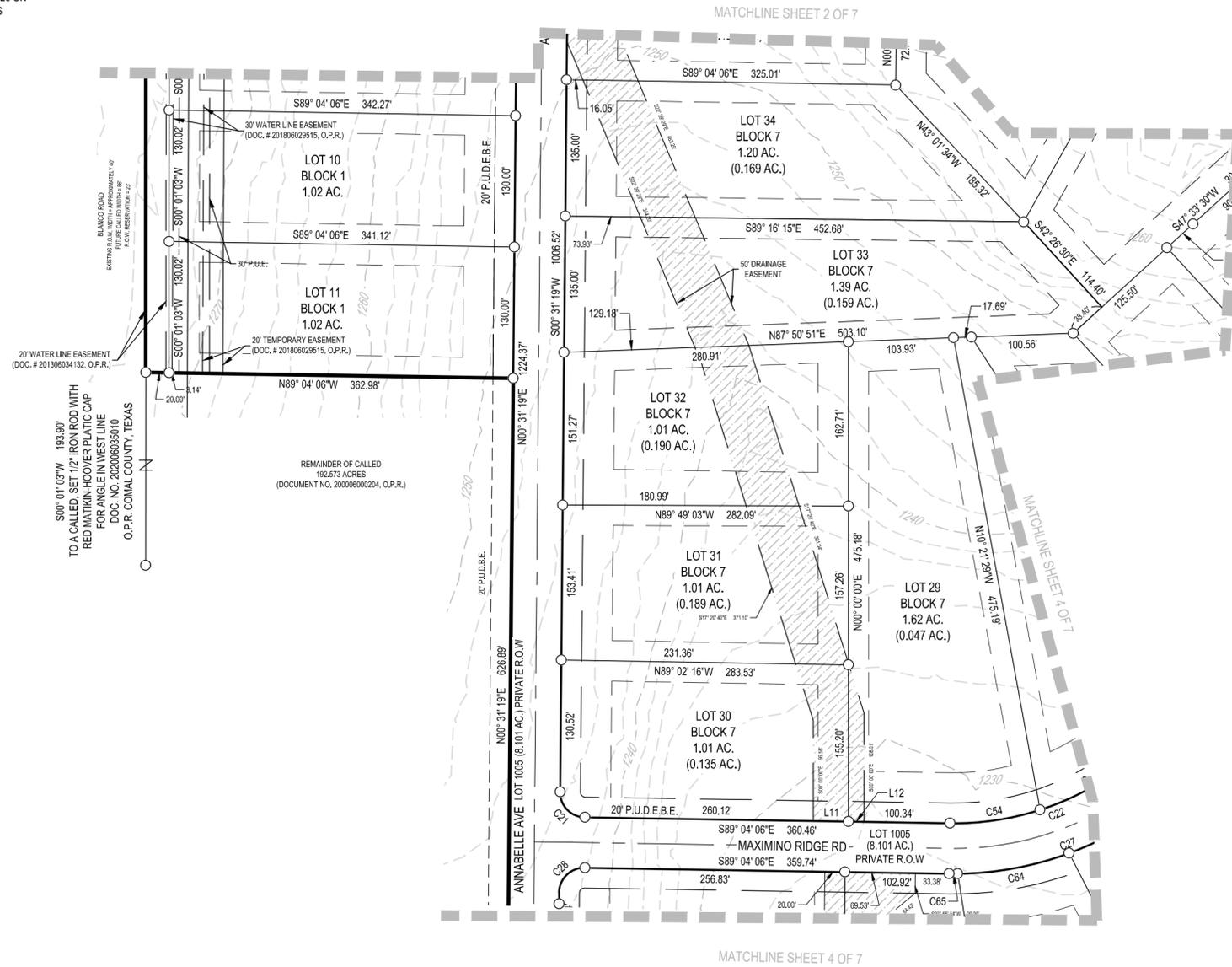
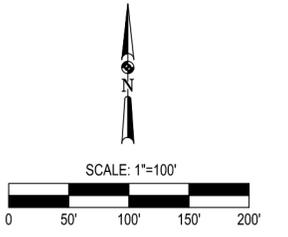
SUBDIVISION PLAT BELLE OAKS RANCH, PHASE V

<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p style="font-size: small;">8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p style="font-size: small;">3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244</p> <p style="font-size: x-small;">TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: OCTOBER 13, 2020 PRINT/REVISION DATE: NOVEMBER 11, 2020</p> <p>MHE JOB NO. - 2969.05 MHS JOB NO. - 174180</p> <p style="text-align: center;">SHEET 5 OF 7</p>
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LEGEND

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

DRAINAGE EASEMENT



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE V

FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

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

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

ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
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3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: OCTOBER 13, 2020
 PRINT/REVISION DATE: NOVEMBER 11, 2020

MHE JOB NO. - 2969.05
 MHS JOB NO. - 174180

LEGEND

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00'	284.32'	59°14'15"	N29° 05' 48"W	271.82'
C2	825.00'	83.98'	5°49'56"	N01° 59' 02"E	83.94'
C3	25.00'	41.88'	95°58'34"	S43° 05' 17"E	37.15'
C4	275.00'	105.53'	21°59'11"	N77° 55' 50"E	104.88'
C5	275.00'	182.24'	37°58'09"	N47° 57' 10"E	178.92'
C6	25.00'	23.55'	53°58'05"	N01° 59' 03"E	22.69'
C7	60.00'	301.53'	287°56'10"	N61° 01' 54"W	70.59'
C8	25.00'	23.55'	53°58'05"	S55° 57' 09"W	22.69'
C9	325.00'	208.88'	36°49'29"	N47° 22' 50"E	205.31'
C10	25.00'	38.77'	88°51'20"	S21° 21' 55"W	35.00'
C12	325.00'	242.74'	42°47'38"	N01° 39' 56"W	237.14'
C13	25.00'	23.55'	53°58'05"	S07° 15' 10"E	22.69'
C14	60.00'	301.53'	287°56'10"	S70° 16' 08"E	70.59'
C15	25.00'	23.55'	53°58'05"	N46° 42' 55"E	22.69'
C16	275.00'	205.40'	42°47'38"	N01° 39' 56"W	200.65'
C17	25.00'	40.28'	92°18'49"	N69° 13' 10"W	36.06'
C18	325.00'	137.84'	24°18'00"	N76° 46' 26"E	136.81'
C19	25.00'	36.66'	84°01'26"	S46° 54' 43"W	33.46'
C20	775.00'	59.22'	4°22'40"	S02° 42' 40"W	59.20'
C21	25.00'	39.09'	89°35'26"	S44° 16' 24"E	35.23'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C22	275.00'	208.18'	43°22'24"	N69° 14' 42"E	203.24'
C23	275.00'	217.70'	45°21'27"	N24° 52' 47"E	212.06'
C24	475.00'	57.29'	6°54'37"	S05° 39' 22"W	57.25'
C25	425.00'	51.26'	6°54'37"	S05° 39' 22"W	51.23'
C26	325.00'	257.28'	45°21'27"	N24° 52' 47"E	250.62'
C27	325.00'	246.03'	43°22'24"	N69° 14' 42"E	240.19'
C28	25.00'	39.45'	90°24'34"	S45° 43' 36"W	35.48'
C29	825.00'	63.04'	4°22'40"	S02° 42' 40"W	63.02'
C30	775.00'	51.52'	3°48'33"	N02° 59' 43"E	51.51'
C31	275.00'	71.01'	14°47'43"	N81° 31' 35"E	70.81'
C32	275.00'	34.52'	7°11'29"	N70° 31' 59"E	34.49'
C33	275.00'	49.12'	10°14'00"	N61° 49' 15"E	49.05'
C34	275.00'	132.47'	27°35'57"	N42° 54' 16"E	131.19'
C35	275.00'	0.66'	0°08'12"	N29° 02' 12"E	0.66'
C36	60.00'	123.44'	117°52'32"	S33° 56' 17"W	102.79'
C37	60.00'	37.09'	35°25'10"	N69° 24' 53"W	36.50'
C38	60.00'	85.27'	81°25'22"	N10° 59' 37"W	78.27'
C39	60.00'	55.73'	53°13'07"	N56° 19' 38"E	53.75'
C40	325.00'	100.18'	17°39'39"	S37° 47' 55"W	99.78'
C41	325.00'	108.70'	19°09'50"	S56° 12' 40"W	108.20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C42	325.00'	73.78'	13°00'27"	S16° 33' 32"E	73.63'
C43	325.00'	105.28'	18°33'36"	S00° 46' 30"E	104.82'
C44	325.00'	63.68'	11°13'34"	N14° 07' 05"E	63.58'
C45	60.00'	32.14'	30°41'29"	N18° 53' 29"W	31.76'
C46	60.00'	76.30'	72°51'23"	N32° 52' 57"E	71.26'
C47	60.00'	51.85'	49°30'43"	S85° 56' 00"E	50.25'
C48	60.00'	36.16'	34°32'04"	S43° 54' 37"E	35.62'
C49	60.00'	105.08'	100°20'32"	S23° 31' 41"W	92.16'
C50	25.00'	18.54'	42°29'58"	N52° 26' 59"E	18.12'
C51	25.00'	5.00'	11°28'07"	N25° 27' 56"E	5.00'
C52	275.00'	111.79'	23°17'27"	N08° 05' 09"E	111.02'
C53	275.00'	93.61'	19°30'11"	N13° 18' 40"W	93.16'
C54	275.00'	90.36'	18°49'34"	N81° 31' 07"E	89.95'
C55	275.00'	117.82'	24°32'50"	N59° 49' 55"E	116.92'
C56	275.00'	173.78'	36°12'26"	N29° 27' 17"E	170.91'
C57	275.00'	43.92'	9°09'01"	N06° 46' 34"E	43.87'
C58	825.00'	52.56'	3°39'01"	S02° 20' 50"W	52.55'
C59	825.00'	10.48'	0°43'39"	S04° 32' 10"W	10.48'
C60	325.00'	40.58'	7°09'16"	N43° 58' 52"E	40.56'
C61	325.00'	136.16'	24°00'15"	N28° 24' 06"E	135.17'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C62	325.00'	80.54'	14°11'55"	N09° 18' 01"E	80.33'
C63	325.00'	125.14'	22°03'39"	N58° 35' 20"E	124.37'
C64	325.00'	112.43'	19°49'12"	N79° 31' 46"E	111.87'
C65	325.00'	8.46'	1°29'32"	S89° 48' 52"E	8.46'
C66	275.00'	15.07'	3°08'26"	S01° 02' 54"E	15.07'
C67	275.00'	184.46'	38°25'59"	S21° 50' 06"E	181.03'
C68	275.00'	84.78'	17°39'50"	S49° 53' 01"E	84.45'
C69	325.00'	336.01'	59°14'15"	S29° 05' 48"E	321.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00° 54' 24"E	24.63'
L2	N09° 06' 40"E	32.71'
L3	N09° 06' 40"E	20.64'
L5	N60° 36' 43"E	57.42'
L6	S67° 46' 51"W	41.16'
L7	N70° 28' 29"E	35.71'
L8	S67° 46' 51"W	15.00'
L9	S80° 53' 20"E	50.00'
L10	N34° 26' 05"E	12.72'
L11	S89° 04' 06"E	34.69'
L12	S89° 04' 06"E	15.32'

FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB
 ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE
 HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE
 THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR
 ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED
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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE V

OWNER/DEVELOPER:
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 C/O DAN MULLINS
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SURVEYOR:
 MATKIN HOOVER
 ENGINEERING & SURVEYING
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AGENT/PREPARER:
 MATKIN HOOVER
 ENGINEERING & SURVEYING
 C/O GARRETT D. KELLER, P.E.
 8 SPENCER ROAD, SUITE 100
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 GEORGETOWN, TEXAS 78628
 OFFICE: (512) 866-2244

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-4000

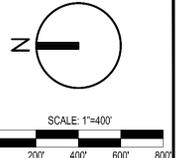
SUBMITTAL DATE: OCTOBER 13, 2020
 PRINT/REVISION DATE: NOVEMBER 11, 2020

MHE JOB NO. - 2969.05
 MHS JOB NO. - 17-4180

Date: Feb 10, 2020, 5:17pm User ID: jgibbons

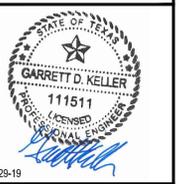
Z:\PROJECTS\2020 - Belle Oaks Ranch\MDP-01 - Amendment 1\2020001 - MASTER DEVELOPMENT PLAN.dwg

OWNER 1: DAN MULLINS, JAY PATTERSON SOUTHERLAND BELLE OAKS, LLC 110 RIVER CROSSING BLVD, SUITE 1 SPRING BRANCH, TX 78070	OWNER 2: ANNABELLE ANSLEY MCGEE BELLE OAKS RANCH, LTD. 322 CARDINAL AVENUE SAN ANTONIO, TX 78209	SUBDIVIDER: DAN MULLINS, JAY PATTERSON SOUTHERLAND BELLE OAKS, LLC 110 RIVER CROSSING BLVD, SUITE 1 SPRING BRANCH, TX 78070	SURVEYOR: KYLE L. PRESSLER, R.P.L.S. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006	ENGINEER: GARRETT D. KELLER, P.E. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006
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LAND USE SUMMARY
 PROPERTY ACREAGE: 854.51
 LOT COUNT: 613
 DENSITY: 613 (LOTS) / 854.51 (ACRES) = 0.72 EDU/ACRE
 LENGTH OF ROAD CENTERLINE [L.F.]: 52,111'
 DRAINAGE AREA: 35.79 ACRES
 PARKLAND AREA: 43.72 ACRES

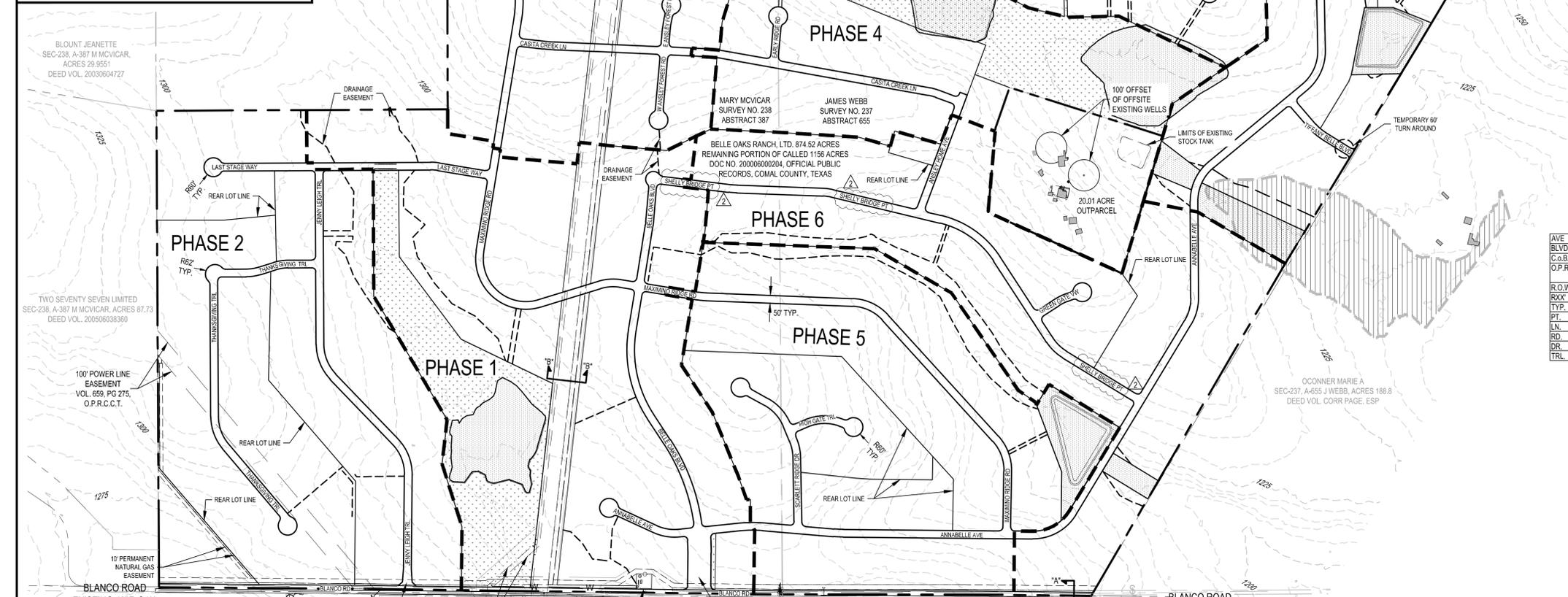
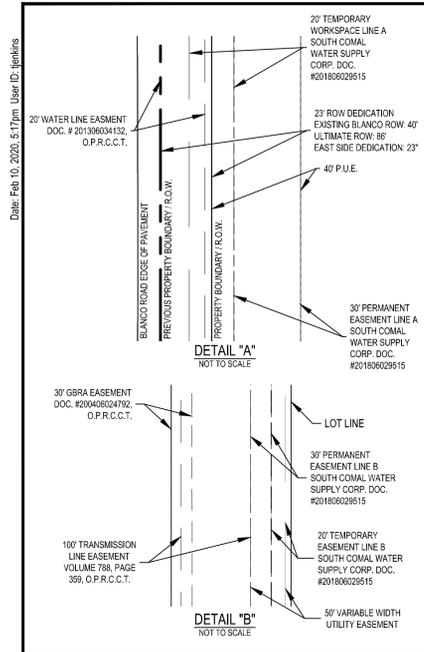
- NOTES:**
1. A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BULVERDE AND THE PROPERTY OWNER WAS SIGNED INTO EFFECT ON JANUARY 9, 2018, AND RECORDED AS DOCUMENT NO. 201806001658, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 2. ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED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



REVISIONS:

UTILITY ASSIGNMENT REVISION
STREET NAME CORRECTION
SHELLY BRIDGE PT

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



LOT DETAIL TABLE

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

ABBREVIATIONS

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

PROPERTY BOUNDARY

EXISTING 25' CONTOUR

EXISTING 5' CONTOUR

ADJOINING PROPERTY LINE

100 YEAR FEMA ZONE A

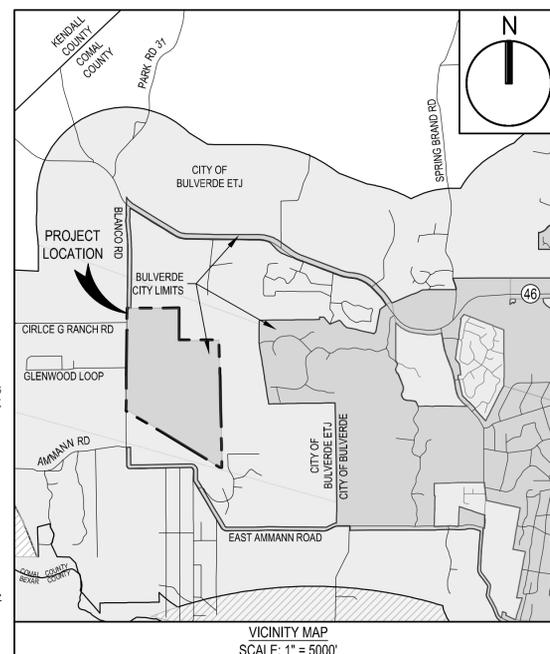
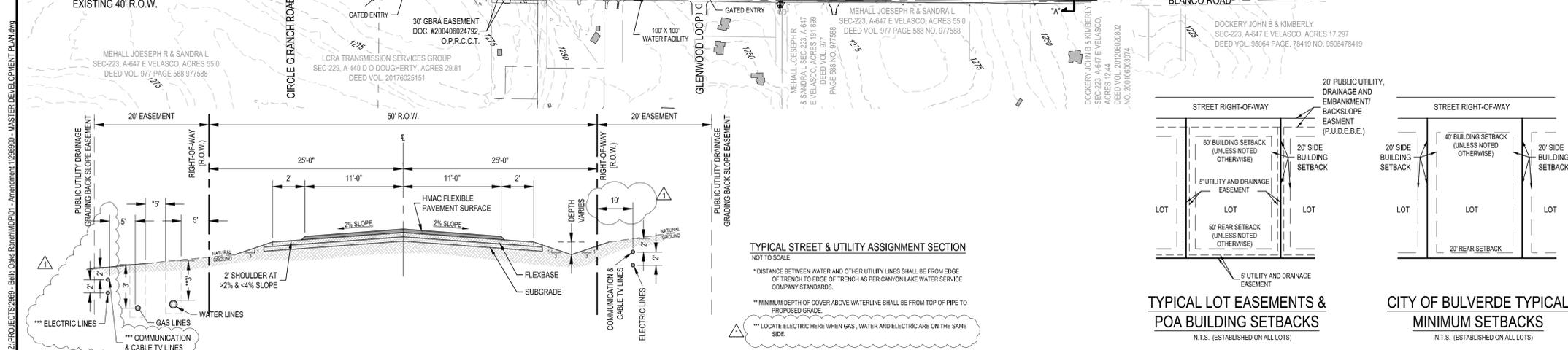
PROPOSED PARKLAND AREA

PRELIMINARY STORMWATER MANAGEMENT AREA

PROPOSED DRAINAGE EASEMENT

PROPOSED PHASING BOUNDARY

REAR LOT LINES



MASTER DEVELOPMENT PLAN
 FOR
BELLE OAKS RANCH
 BULVERDE, TEXAS

CS100

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

REVIEW MEMORANDUM

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

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

SUBJECT: Belle Oaks Ranch
Phase 5 Final Plat Acceptance
PC-20-23

DATE: November 6, 2020

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 5 Final Plat, dated 11/4/2020. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). 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 Belle Oaks Ranch Phase 5 Final Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

1. Include DOC# of all easements – [comment resolved](#).
2. Indicate the total length of all roads in linear feet – [comment resolved](#).
3. Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey – [comment resolved](#).
4. Provide a minimum of two corners of the subdivision referenced to State Plane Grid Coordinates. – [comment resolved](#).

Plat Supporting Documents, Ordinance Section 1.04(c)

5. Provide construction cost projections for improvements required herein. – [comment resolved](#).
6. Verify that plat boundary bearings and distances on plat match those used in verification of closure provided. Plat should close when drawn starting at one corner working clockwise. For example, segment 3 says N90°00'00 W on the plat and N90°00'00E on the verification of closure. – [comment resolved](#).
7. Verify that fire hydrant spacing is within requirements. There are multiple areas that seem to have more than 500' of street distance between hydrants. – [comment resolved](#).

General Design 2.03(c)

8. The following lots do not appear to meet minimum frontage requirements (105 feet):
 - a. Lot 42, Block 7 – [comment resolved...lot setback has been pushed back further.](#)
 - b. Lot 46, Block 7 – [comment resolved...lot setback has been pushed back further.](#)
 - c. Lot 51, Block 7 – [comment resolved...lot setback has been pushed back further.](#)
9. The following lots do not appear to meet the maximum aspect ratio requirements:
 - a. Lot 33, Block 7 – [comment resolved](#)

Storm Water Management Plan / Drainage Analysis

10. Page 6 of the report, Table 1 refers to “Pond 1.2A”. Change to “Pond 2” (verified numbers match Pond 2 plan sheet). – [comment resolved](#)

City Staff comments

1. Provide a copy of the MDP – [comment resolved](#)
2. North Arrow is not necessary on Sheet 7 – [comment resolved](#)



PLANNING & ZONING COMMISSION ITEM
VR-20-01
VARIANCE
QuikTrip

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

REQUEST:

Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.07.003, related to Riparian Buffers, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.

OWNER:

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

APPLICANT:

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

PROPERTY INFORMATION:

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

SUMMARY:

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

The property is currently zoned C-2. However, an annexation agreement for the subject property vested all but the first 240 feet of the property to C-3 zoning. City staff is aware that the applicant intends to apply for a Planned Development District zone change to allow the proposed use to be permitted on the entire 9.74-acre tract of land.

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

However, the applicant has decided to move forward with the following variance request:

Riparian Buffers. The applicant requests that the subject property be exempt from the riparian buffer requirements in Chapter 17, Section 17.07.003 of the Bulverde Code of Ordinances. **The proposed fuel canopy, underground storage tanks, and parking spaces would encroach onto the riparian buffer by approximately 500 square feet.**

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

THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.

ANALYSIS:

Under Chapter 17, Section 17.07.003(a) of the Bulverde Code of Ordinances, *a riparian buffer of 60 feet on either side of the centerline of a watercourse within the city limits and ETJ that drains greater than 25 acres is hereby established.* Furthermore, Chapter 17, Section 17.07.003(b) states that, *no disturbance shall be permitted within a riparian buffer*, except for certain instances when construction is necessary (i.e., roadways, pedestrian facilities, utility improvements, and drainage facilities). **As shown in the attached site plan, parking spaces, underground storage tanks, and a fuel canopy would encroach onto the 60-foot riparian buffer. In addition, sixteen (16) protected trees within the riparian buffer would be removed.**

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

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

a) General.

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

(ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience*

and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

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

ATTACHMENTS:

Application
Statements of Purpose
Site Plan Exhibits
Additional Exhibits



Application for Variance

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

Date: 10/8/20

Case No. _____

Applicant Information:

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

Property Owner Information:

Mandel Aaron Family Trust 210.342.2255 N/A
Name Phone Fax
11503 NW Military Hwy marty@wenderrei.com
Address Email

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

Property Identification:

Street Address: SWC of Hwy 46 & Stahl Rd.
Legal Description: Theodore Miller Survey No. 323, Abstract 384, Comal County, Texas
Zoning District Classification: C-3

Description of Request:

- Variance to Section 4.07 [4.08] Riparian Buffers of the City of Bulverde Code of Ordinances, which requires:
A riparian buffer of 60 feet on either side of the centerline of any watercourse within the city limits and the ETJ that drains greater than 25 acres is hereby established.
- Variance to Section 17.06.010 Tree protection measures of the City of Bulverde Code of Ordinances, which requires:
The planning and zoning commission shall review each permit application for majestic tree removal and make a recommendation to city council. City council shall then approve or disapprove the permit. A 3:1 mitigation amount is required for any majestic tree removed.
- Variance to Section 17.04 CUT AND FILL REQUIREMENTS of the City of Bulverde Code of Ordinances, which requires:
Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

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

J. Dudley 10/8/20
Signature of Owner/Applicant Date

Fees:

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Subdivision Code Variances Only)

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

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

Please see letter of intent.

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

Please see letter of intent.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Please see letter of intent.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

Please see letter of intent.

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

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

February 6, 2020

City of Bulverde
30360 Cougar Bend
Bulverde, TX 78163

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

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

Legal Description: A-384 SUR-323 T Miller

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

OWNER:

TENANTS IN COMMON

By: _____



Charles Martin Wender, Manager

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

Cc: QuikTrip Corporation



Variance Request Letter

Statement of Purpose

Purpose: The purpose of this submittal is to allow for the development of a 9.74-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel sales. The provisions of the C-2 Zoning District and all other applicable regulations as stated in the City of Bulverde's Zoning Ordinance shall govern this tract of land.

Proposed Use: QuikTrip is proposing to construct and operate a 4,993 SF **100% masonry** 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan. Per the attached Site Plan, it is our intent to have the POS registers in the Taxing jurisdiction of the City of Bulverde.

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

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

QuikTrip submits this Variance Application, which would allow QuikTrip and the City of Bulverde to customize the site requirements and site usage to accommodate and allow QuikTrip to locate our newest location to the 9.74 acres in the City of Bulverde. As part of the Request, QuikTrip respectfully requests the following variances:

- **17.04 CUT AND FILL REQUIREMENTS**
 - Request the site be exempt from the cut and fill requirements established by the Bulverde Code of Ordinances, per that attached Master Grading Plan. The site grading proposed will partly be an effort to tie into the future TXDOT proposed grade changes and improvements and to allow for the over detention of water to help ease downstream flooding.
- **17.06.010 Tree Protection Measures**
 - Request the site be exempt from the Tree Mitigation Ordinance due to the mass grading necessary to for the future TXDOT improvements and detention pond.
- **4.07 [4.08] Riparian Buffers**
 - Request the site be exempt from the Riparian Buffer requirements. The area is only considered riparian because currently there is a watercourse that drains greater than 25 acres is hereby established. When QuikTrip installed the new storm pipe and detention pond the area will no longer qualify as Riparian.

QuikTrip's held several meetings and obtained useful feedback from the residents which allowed us to create a Master Plan that compliments the neighborhood. The following

enhancements were added to the plan to help meet the requests from the residents of Comal Trace as well as those in the general vicinity:

- Stahl Lane road widening and turn lane(s).
- 8' Sound and Light Wall adjacent to residential homes.
- Oversized detention pond to help mitigate downstream flooding issues and to accept the storm runoff from the Hwy 46 box culvert that currently negatively impacts those along this drainage way. QT is providing 435,000 CUFT of water storage or **8.7x more than what is required** for the QT development.
- Non-Habitable Buffer. QT is proposing to provide close to 6 acres of green space which it currently zoned C-3 for the area residents.
- A bladder system will be used for underground storage tanks to add a 3rd layer of protection to the triple wall tanks for the downstream resident's protection as well as to protect the area ground water.

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

Best regards,



 **QuikTrip. | Real Estate**

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



February 4, 2020

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

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

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

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

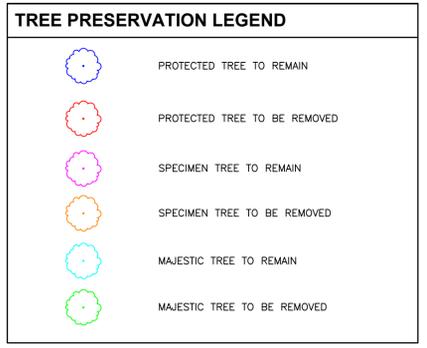
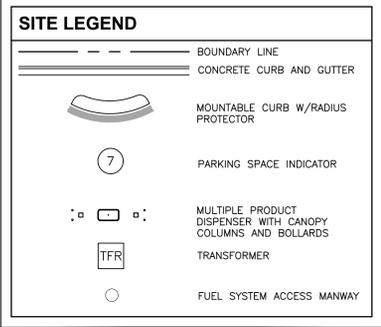
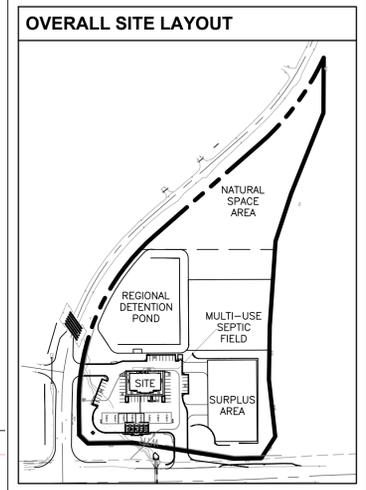
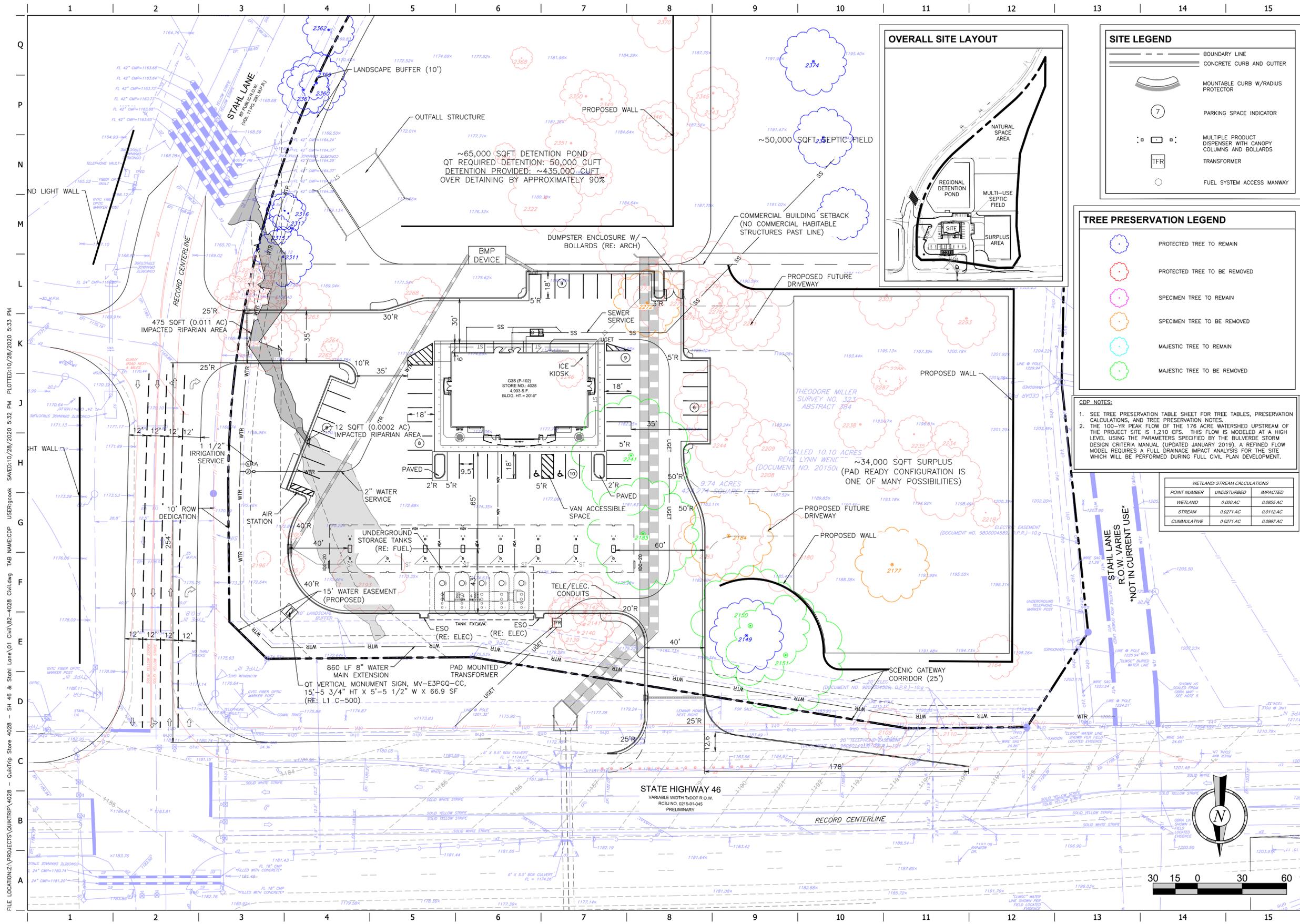
It is the intention of this developer to adhere to and use the Bulverde Code of Ordinances and Storm Drainage Design Criteria Manual to mitigate and convey the off-site and on-site storm water runoff so as to produce no adverse impact to onsite or downstream properties, habitable structures, or drainage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

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

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



Joshua Valenta, P.E.
Vice President



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

WETLAND/STREAM CALCULATIONS		
POINT NUMBER	UNDISTURBED	IMPACTED
WETLAND	0.000 AC	0.0855 AC
STREAM	0.0271 AC	0.0112 AC
CUMULATIVE	0.0271 AC	0.0967 AC

PROJECT NO. 4028.01
MATKIN-HOOVER
 ENGINEERING
 & SURVEYING
 8 SPENCER ROAD, SUITE 100
 BULVERDE, TEXAS 75814
 OFFICE: 409.249.0800
 CONTACT@MATKINHOOPER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-10024000
 TEXAS REGISTERED SURVEYING FIRM F-10024000

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



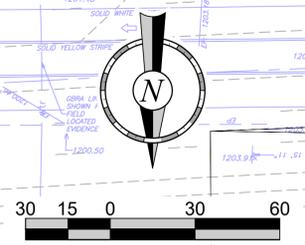
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 PROTOTYPE: P-102 (05/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY: JJV
 DRAWN BY: GSC
 REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:
 CONCEPTUAL
 DEVELOPMENT PLAN

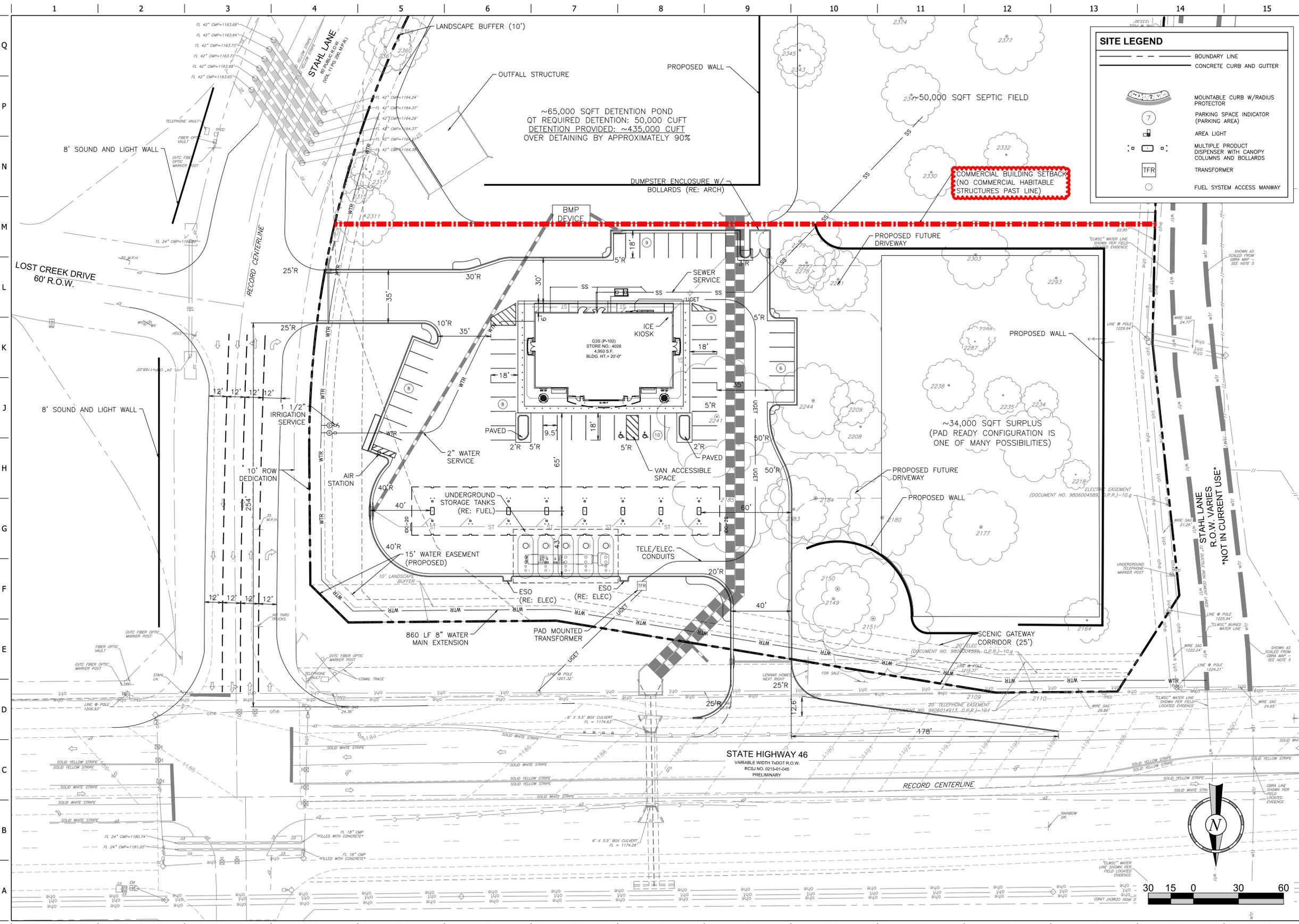
SHEET NUMBER:
C100

ORIGINAL ISSUE DATE:



FILE LOCATION: Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Store 4028 - SH 46 & Stahl Lane\01 CIV\02-4028 Civi.dwg USER: gscok SAVED: 10/28/2020 5:33 PM PLOTTED: 10/28/2020 5:33 PM

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Store 4028 - SH 46 & Stahl Lane\01 CIV\02-4028 Civi.dwg USER: gcook SAVES: 6/17/2020 1:39 PM PLOTTED: 6/17/2020 1:39 PM



SITE LEGEND

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

MATKIN-HOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
DALLAS, TEXAS 75241
OFFICE: 972.249.0500
CONTACT: MATKIN@MATKIN-HOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-10024000
TEXAS REGISTERED SURVEYING FIRM F-10024000

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

QT

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PROTOTYPE: P-102 (05/01/20)
DIVISION:
VERSION: 001
DESIGNED BY: JJV
DRAWN BY: GSC
REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY SITE PLAN
(30 SCALE)

SHEET NUMBER:
3

ORIGINAL ISSUE DATE:



GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

GRADING LEGEND

ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
[Symbol]	STORM GRATE (NEW)

MATKIN-HOOVER
 ENGINEERING
 & SURVEYING
 8 SPENCER ROAD, SUITE 100
 DALLAS, TEXAS 75241
 OFFICE: 817.499.8500
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 TEXAS REGISTERED ENGINEERING FIRM F-10024000
 F-3004512 SURVEYING FIRM F-10024000

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



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 DIVISION:
 VERSION: 001
 DESIGNED BY: JJV
 DRAWN BY: GSC
 REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:
 PRELIMINARY GRADING
 PLAN (30 SCALE)

SHEET NUMBER:
 4

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Store 4028 - SH 46 & Stahl Lane\01 Civil\02-4028 Civil.dwg USER: gcook SAVE DATE: 6/17/2020 1:32 PM PLOTTED: 6/17/2020 1:33 PM

ORIGINAL ISSUE DATE:



STATE HIGHWAY 46
 VARIABLE WIDTH TYPED R.O.W.
 R.C.S.J. NO. 0215-01-045
 PRELIMINARY

STAHLL LANE
 R.O.W. VARIES
 NOT IN CURRENT USE

COMMERCIAL BUILDING SETBACK
 (NO COMMERCIAL HABITABLE
 STRUCTURES PAST LINE)

~65,000 SQFT DETENTION POND
 QT REQUIRED DETENTION: 50,000 CUFT
 DETENTION PROVIDED: ~435,000 CUFT
 OVER DETAINING BY APPROXIMATELY
 90%

FFE: 1178.00

N88°46'29"E
 138.27'

S0°15'24"E
 5.93'

S46°13'51"E
 49.64'

FL 24" CMP=1180.74
 "FILLED WITH CONCRETE"

FL 24" CMP=1181.20
 "FILLED WITH CONCRETE"

FL 18" CMP
 "FILLED WITH CONCRETE"

FL 18" CMP
 "FILLED WITH CONCRETE"

FL 24" CMP=1169.00
 "FILLED WITH CONCRETE"

FL 42" CMP=1163.65
 "FILLED WITH CONCRETE"

FL 42" CMP=1163.23
 "FILLED WITH CONCRETE"

FL 42" CMP=1163.64
 "FILLED WITH CONCRETE"

FL 42" CMP=1163.86
 "FILLED WITH CONCRETE"

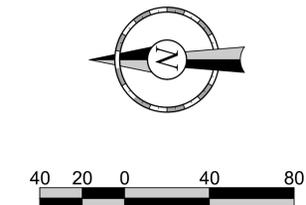
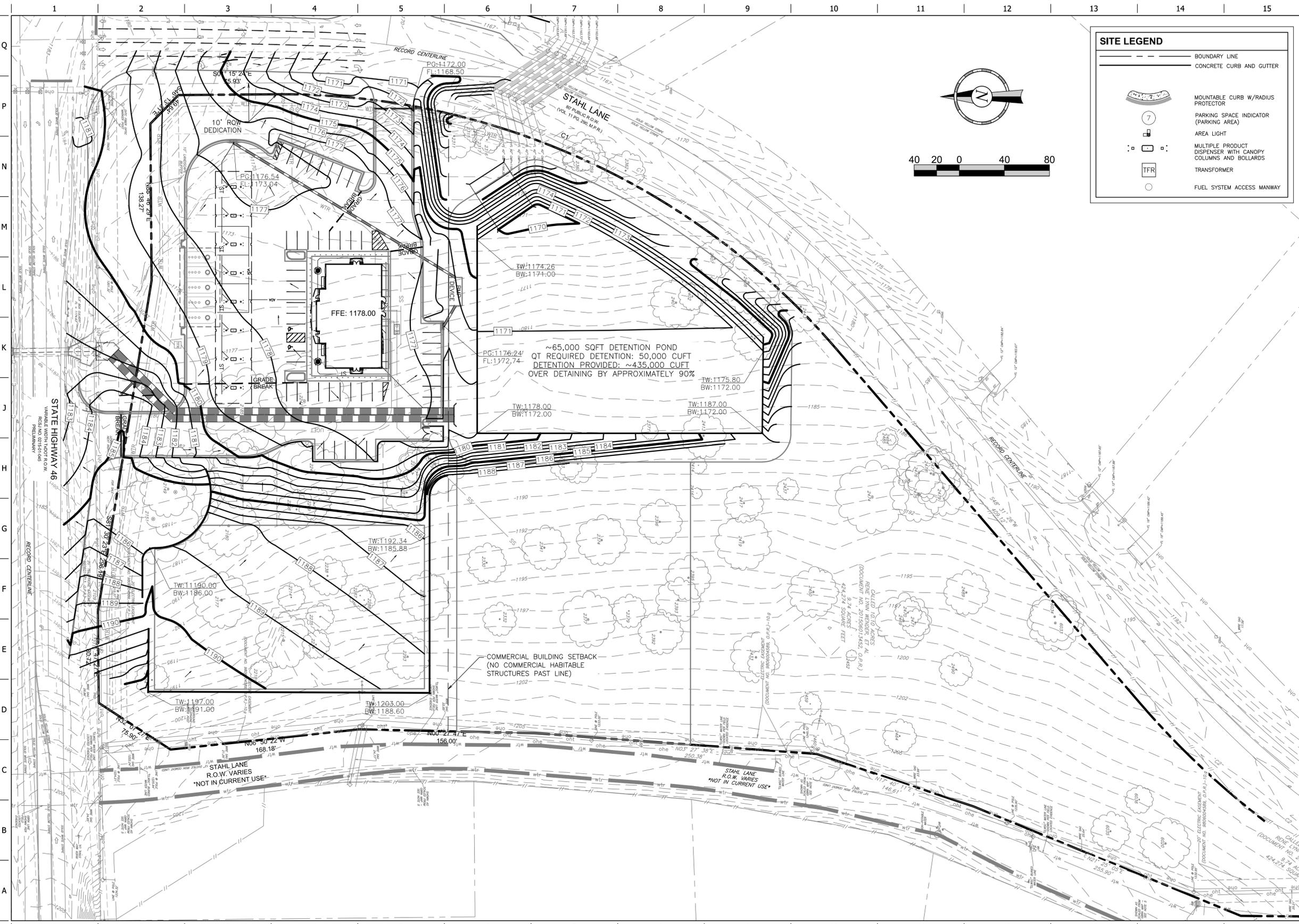
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FL 42" CMP=1163.86
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FILE LOCATION: Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Store 4028 - SH 46 & Stahl Lane\01 CIV\02-4028 Civil.dwg USER: gcook SAVE: 06/17/2020 1:39 PM PLOTTED: 06/17/2020 1:41 PM



SITE LEGEND	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR (PARKING AREA)
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: 4028.01
MATKIN-HOOVER
 ENGINEERING & SURVEYING
 8 SPENCER ROAD, SUITE 100
 BULVERDE, TEXAS 75008
 OFFICE: 817.249.0500
 CONTACT@MATKIN-HOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-10224000
 F-004512 SURVEYING FIRM F-10224000

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



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PROTOTYPE: P-102 (05/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY: JJV
 DRAWN BY: GSC
 REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:
OVERALL PRELIMINARY GRADING PLAN

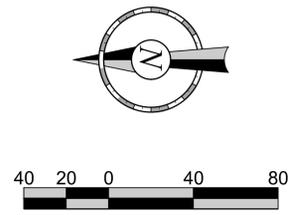
SHEET NUMBER:
3

ORIGINAL ISSUE DATE:



SITE LEGEND

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



**Build-able Area
3.7 Acres**

**Green Space
6.04 Acres**

~65,000 SQFT DETENTION POND
 QT REQUIRED DETENTION: 50,000 CUFT
 DETENTION PROVIDED: ~435,000 CUFT
 OVER DETAINING BY APPROXIMATELY 90%

~34,000 SQFT SURPLUS
 (PAD READY CONFIGURATION
 IS ONE OF MANY
 POSSIBILITIES)

~50,000
 SQFT SEPTIC
 FIELD

COMMERCIAL BUILDING SETBACK
 (NO COMMERCIAL HABITABLE
 STRUCTURES PAST LINE)

STAHL LANE
 R.O.W. VARIES
 NOT IN CURRENT USE

STAHL LANE
 R.O.W. VARIES
 NOT IN CURRENT USE

FILE LOCATION: Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Store 4028 - SH 46 & Stahl Lane\01 Civil\02-4028 Civil.dwg TAB NAME: Site Overall (Prelim) USER: gcook SAVED: 6/17/2020 1:42 PM PLOTTED: 6/17/2020 1:45 PM

MATKIN HOOPER
 ENGINEERING
 & SURVEYING

PROJECT NO.: 4028.01

8 SPENCER ROAD, SUITE 100
 BULLVERDE, TEXAS 76111
 OFFICE: 817.249.4500
 CONTACT@MATKINHOOPER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-1024000
 F-004512 SURVEYING FIRM F-1024000

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

QT

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DIVISION:
VERSION: 001
DESIGNED BY: JJV
DRAWN BY: GSC
REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:

SHEET NUMBER:

ORIGINAL ISSUE DATE:



PLANNING & ZONING COMMISSION ITEM
VR-20-06
VARIANCE
QuikTrip

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

REQUEST:

Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.06.009, related to Tree Removal and Mitigation, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.

OWNER:

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

APPLICANT:

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

PROPERTY INFORMATION:

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

SUMMARY:

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

The property is currently zoned C-2. However, an annexation agreement for the subject property vested all but the first 240 feet of the property to C-3 zoning. City staff is aware that the applicant intends to apply for a Planned Development District zone change to allow the proposed use to be permitted on the entire 9.74-acre tract of land.

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

However, the applicant has decided to move forward with the following variance request:

Tree Removal and Mitigation. The applicant requests that the subject property be exempt from the tree removal and mitigation requirements in Chapter 17, Section 17.06.009 of the Bulverde Code of Ordinances. **No trees are proposed to be replaced or replanted to mitigate the removal of seventy (70) protected trees, three (3) specimen trees, and two (2) majestic trees.**

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

THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.

ANALYSIS:

Under Section 17.06.009(b) of the Bulverde Code of Ordinances, *no majestic tree shall be removed unless the exceptions apply as described in section 17.06.005... A 3:1 mitigation amount is required for any majestic tree removed.* **Two majestic trees—a 45-inch Live Oak and 38-inch Live Oak—are proposed to be removed. However, no mitigation has been proposed for the removal of majestic trees.**

Under Section 17.06.009(c) of the Bulverde Code of Ordinances, *total tree removal from the site cannot exceed 60% of the total caliper width of protected, specimen, majestic, or historic trees on site.* **The proposed removal of three specimen trees—a 31-inch Live Oak, 27-inch Live Oak, and 25-inch Live Oak—account for 73% of the total caliper width of specimen trees on the subject property.**

Under Section 17.06.009(d) of the Bulverde Code of Ordinances, *any person removing protected, specimen, or majestic trees shall mitigate such removal by planting, replanting, relocating or leaving in place replacement tree(s) having a total caliper width equal to the total caliper width removed, plus any additional mitigation amount as stipulated in subsection (b).* **According to the attached tree plan, seventy-five (75) trees are proposed to be removed and fifty-seven (57) trees would be preserved. No trees, however, are proposed to be replanted or relocated to mitigate the removal of seventy (70) protected trees, three (3) specimen, and two (2) majestic trees.**

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

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

a) General.

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

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

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

ATTACHMENTS:

Application
Statements of Purpose
Site Plan Exhibit
Tree Plan Exhibit



Application for Variance

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

Date: 10/8/20

Case No. _____

Applicant Information:

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

Property Owner Information:

Mandel Aaron Family Trust 210.342.2255 N/A
Name Phone Fax
11503 NW Military Hwy marty@wenderrei.com
Address Email

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

Property Identification:

Street Address: SWC of Hwy 46 & Stahl Rd.
Legal Description: Theodore Miller Survey No. 323, Abstract 384, Comal County, Texas
Zoning District Classification: C-3

Description of Request:

- Variance to Section 4.07 [4.08] Riparian Buffers of the City of Bulverde Code of Ordinances, which requires:
A riparian buffer of 60 feet on either side of the centerline of any watercourse within the city limits and the ETJ that drains greater than 25 acres is hereby established.
- Variance to Section 17.06.010 Tree protection measures of the City of Bulverde Code of Ordinances, which requires:
The planning and zoning commission shall review each permit application for majestic tree removal and make a recommendation to city council. City council shall then approve or disapprove the permit. A 3:1 mitigation amount is required for any majestic tree removed.
- Variance to Section 17.04 CUT AND FILL REQUIREMENTS of the City of Bulverde Code of Ordinances, which requires:
Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

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

J. Dudley 10/8/20
Signature of Owner/Applicant Date

Fees:

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Subdivision Code Variances Only)

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

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

Please see letter of intent.

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

Please see letter of intent.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Please see letter of intent.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

Please see letter of intent.

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

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

February 6, 2020

City of Bulverde
30360 Cougar Bend
Bulverde, TX 78163

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

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

Legal Description: A-384 SUR-323 T Miller

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

OWNER:

TENANTS IN COMMON

By: _____



Charles Martin Wender, Manager

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

Cc: QuikTrip Corporation



Variance Request Letter

Statement of Purpose

Purpose: The purpose of this submittal is to allow for the development of a 9.74-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel sales. The provisions of the C-2 Zoning District and all other applicable regulations as stated in the City of Bulverde's Zoning Ordinance shall govern this tract of land.

Proposed Use: QuikTrip is proposing to construct and operate a 4,993 SF **100% masonry** 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan. Per the attached Site Plan, it is our intent to have the POS registers in the Taxing jurisdiction of the City of Bulverde.

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

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

QuikTrip submits this Variance Application, which would allow QuikTrip and the City of Bulverde to customize the site requirements and site usage to accommodate and allow QuikTrip to locate our newest location to the 9.74 acres in the City of Bulverde. As part of the Request, QuikTrip respectfully requests the following variances:

- **17.04 CUT AND FILL REQUIREMENTS**
 - Request the site be exempt from the cut and fill requirements established by the Bulverde Code of Ordinances, per that attached Master Grading Plan. The site grading proposed will partly be an effort to tie into the future TXDOT proposed grade changes and improvements and to allow for the over detention of water to help ease downstream flooding.
- **17.06.010 Tree Protection Measures**
 - Request the site be exempt from the Tree Mitigation Ordinance due to the mass grading necessary to for the future TXDOT improvements and detention pond.
- **4.07 [4.08] Riparian Buffers**
 - Request the site be exempt from the Riparian Buffer requirements. The area is only considered riparian because currently there is a watercourse that drains greater than 25 acres is hereby established. When QuikTrip installed the new storm pipe and detention pond the area will no longer qualify as Riparian.

QuikTrip's held several meetings and obtained useful feedback from the residents which allowed us to create a Master Plan that compliments the neighborhood. The following

enhancements were added to the plan to help meet the requests from the residents of Comal Trace as well as those in the general vicinity:

- Stahl Lane road widening and turn lane(s).
- 8' Sound and Light Wall adjacent to residential homes.
- Oversized detention pond to help mitigate downstream flooding issues and to accept the storm runoff from the Hwy 46 box culvert that currently negatively impacts those along this drainage way. QT is providing 435,000 CUFT of water storage or **8.7x more than what is required** for the QT development.
- Non-Habitable Buffer. QT is proposing to provide close to 6 acres of green space which it currently zoned C-3 for the area residents.
- A bladder system will be used for underground storage tanks to add a 3rd layer of protection to the triple wall tanks for the downstream resident's protection as well as to protect the area ground water.

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

Best regards,



 **QuikTrip. | Real Estate**

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



February 4, 2020

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

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

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

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

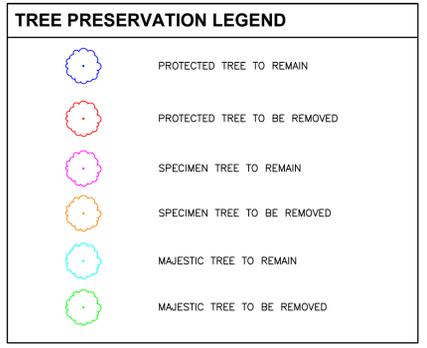
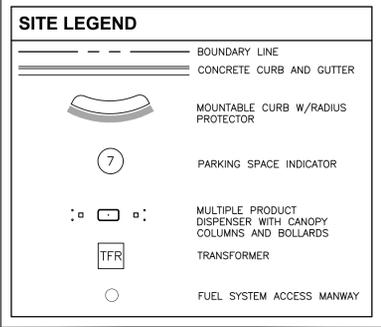
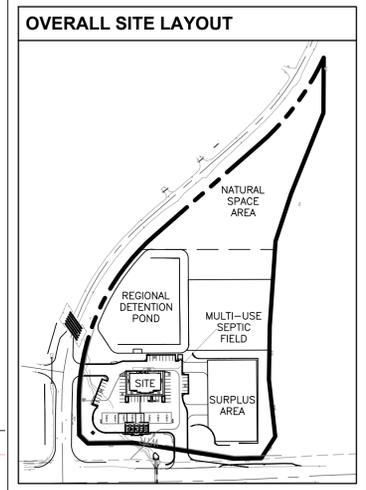
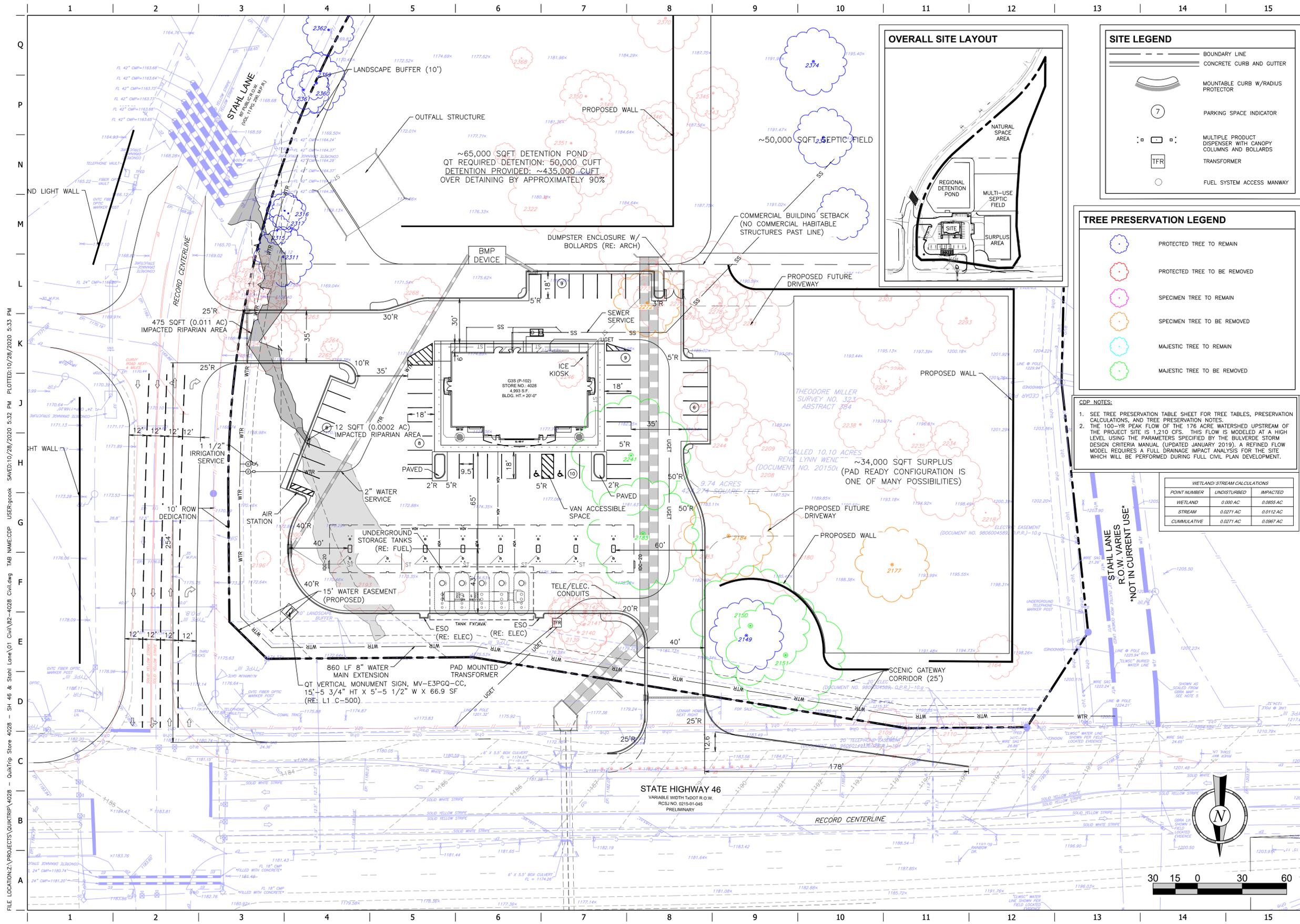
It is the intention of this developer to adhere to and use the Bulverde Code of Ordinances and Storm Drainage Design Criteria Manual to mitigate and convey the off-site and on-site storm water runoff so as to produce no adverse impact to onsite or downstream properties, habitable structures, or drainage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

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

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



Joshua Valenta, P.E.
Vice President



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

WETLAND/STREAM CALCULATIONS		
POINT NUMBER	UNDISTURBED	IMPACTED
WETLAND	0.000 AC	0.0855 AC
STREAM	0.0271 AC	0.0112 AC
CUMULATIVE	0.0271 AC	0.0967 AC

PROJECT NO. 4028.01
MATKIN-HOOVER
 ENGINEERING
 & SURVEYING
 8 SPENCER ROAD, SUITE 100
 BULVERDE, TEXAS 75814
 OFFICE: 409.249.0800
 CONTACT@MATKINHOOPER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-10024000
 TEXAS REGISTERED SURVEYING FIRM F-10024000

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



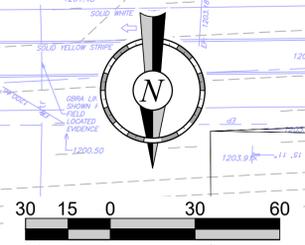
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 DIVISION:
 VERSION: 001
 DESIGNED BY: JJV
 DRAWN BY: GSC
 REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:
 CONCEPTUAL
 DEVELOPMENT PLAN

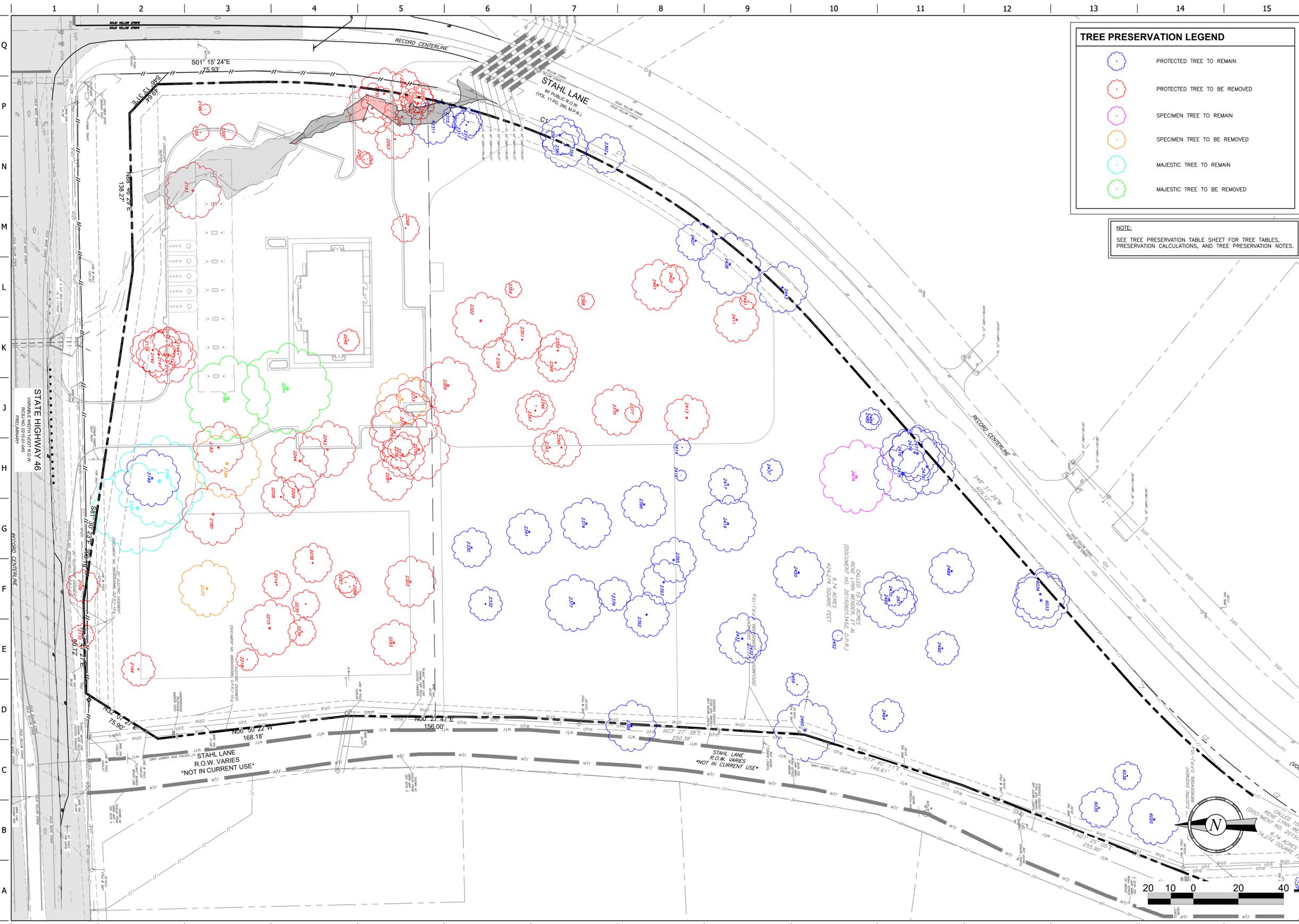
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C100

ORIGINAL ISSUE DATE:



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TREE PRESERVATION LEGEND

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

NOTE:
SEE TREE PRESERVATION TABLE SHEET FOR TREE TABLES, PRESERVATION CALCULATIONS, AND TREE PRESERVATION NOTES.

MATKINHOOPER
ENGINEERING
& SURVEYING

8 SPENCER ROAD, SUITE 100
RICHMOND, TEXAS 77406
OFFICE: 832.249.0800
CONTACT@MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM F-10024000
F-0004512 SURVEYING FIRM F-10024000

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

QT

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DIVISION:
VERSION: 001
DESIGNED BY: JJV
DRAWN BY: GSC
REVIEWED BY: JJV

REV	DATE	DESCRIPTION

SHEET TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER:
C031

ORIGINAL ISSUE DATE:



PLANNING & ZONING COMMISSION ITEM
VR-20-07
VARIANCE
QuikTrip

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

REQUEST:

Consider a request by QuikTrip Corporation for a variance to Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane.

OWNER:

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

APPLICANT:

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

PROPERTY INFORMATION:

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

SUMMARY:

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

The property is currently zoned C-2. However, an annexation agreement for the subject property vested all but the first 240 feet of the property to C-3 zoning. City staff is aware that the applicant intends to apply for a Planned Development District zone change to allow the proposed use to be permitted on the entire 9.74-acre tract of land.

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

However, the applicant has decided to move forward with the following variance requests:

Cuts. The applicant requests that the subject property be exempt from the cut requirements in Chapter 17, Section 17.04.003 of the Bulverde Code of Ordinances. **The maximum depth of cut is approximately fifteen (15) feet.**

Fills. The applicant requests that the subject property be exempt from the fill requirements in Chapter 17, Section 17.04.004 of the Bulverde Code of Ordinances. **The maximum depth of fill is approximately eight (8) feet.**

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

THE GRANTING OF THE TWO REQUESTED VARIANCES DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE CODE OF ORDINANCES THAT DO NOT INCLUDE THE TWO REQUESTED VARIANCES WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.

ANALYSIS:

Cuts. In order to develop the subject property, as shown in the attached exhibits, the applicant would have to cut areas of the site that exceed 4 feet in depth. **The maximum depth of cut shown in the exhibits is approximately fifteen (15) feet.** Section 17.04.003 of the City of Bulverde Code of Ordinances defines “cut” as: *the removal of naturally occurring earth material for the purpose of creating a more level building area. Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.*

Fills. According to the attached exhibits, the applicant is also proposing to fill areas of the site that exceed 4 feet in depth. **The maximum depth of fill shown in the exhibits is approximately eight (8) feet.** Pursuant to Section 17.04.004 of the City of Bulverde Code of Ordinances, *fills associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.*

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

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

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

a) General.

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

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

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

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

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

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

ATTACHMENTS:

Application

Statements of Purpose

Cut & Fill Exhibits



Application for Variance

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

Date: 10/8/20

Case No. _____

Applicant Information:

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

Property Owner Information:

Mandel Aaron Family Trust 210.342.2255 N/A
Name Phone Fax
11503 NW Military Hwy marty@wenderrei.com
Address Email

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

Property Identification:

Street Address: SWC of Hwy 46 & Stahl Rd.
Legal Description: Theodore Miller Survey No. 323, Abstract 384, Comal County, Texas
Zoning District Classification: C-3

Description of Request:

- Variance to Section 4.07 [4.08] Riparian Buffers of the City of Bulverde Code of Ordinances, which requires:
A riparian buffer of 60 feet on either side of the centerline of any watercourse within the city limits and the ETJ that drains greater than 25 acres is hereby established.
- Variance to Section 17.06.010 Tree protection measures of the City of Bulverde Code of Ordinances, which requires:
The planning and zoning commission shall review each permit application for majestic tree removal and make a recommendation to city council. City council shall then approve or disapprove the permit. A 3:1 mitigation amount is required for any majestic tree removed.
- Variance to Section 17.04 CUT AND FILL REQUIREMENTS of the City of Bulverde Code of Ordinances, which requires:
Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

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

J. Dudley 10/8/20
Signature of Owner/Applicant Date

Fees:

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Subdivision Code Variances Only)

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

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

Please see letter of intent.

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

Please see letter of intent.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Please see letter of intent.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

Please see letter of intent.

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

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



Variance Request Letter

Statement of Purpose

Purpose: The purpose of this submittal is to allow for the development of a 9.74-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel sales. The provisions of the C-2 Zoning District and all other applicable regulations as stated in the City of Bulverde's Zoning Ordinance shall govern this tract of land.

Proposed Use: QuikTrip is proposing to construct and operate a 4,993 SF **100% masonry** 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan. Per the attached Site Plan, it is our intent to have the POS registers in the Taxing jurisdiction of the City of Bulverde.

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

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

QuikTrip submits this Variance Application, which would allow QuikTrip and the City of Bulverde to customize the site requirements and site usage to accommodate and allow QuikTrip to locate our newest location to the 9.74 acres in the City of Bulverde. As part of the Request, QuikTrip respectfully requests the following variances:

- **17.04 CUT AND FILL REQUIREMENTS**
 - Request the site be exempt from the cut and fill requirements established by the Bulverde Code of Ordinances, per that attached Master Grading Plan. The site grading proposed will partly be an effort to tie into the future TXDOT proposed grade changes and improvements and to allow for the over detention of water to help ease downstream flooding.
- **17.06.010 Tree Protection Measures**
 - Request the site be exempt from the Tree Mitigation Ordinance due to the mass grading necessary to for the future TXDOT improvements and detention pond.
- **4.07 [4.08] Riparian Buffers**
 - Request the site be exempt from the Riparian Buffer requirements. The area is only considered riparian because currently there is a watercourse that drains greater than 25 acres is hereby established. When QuikTrip installed the new storm pipe and detention pond the area will no longer qualify as Riparian.

QuikTrip's held several meetings and obtained useful feedback from the residents which allowed us to create a Master Plan that compliments the neighborhood. The following

enhancements were added to the plan to help meet the requests from the residents of Comal Trace as well as those in the general vicinity:

- Stahl Lane road widening and turn lane(s).
- 8' Sound and Light Wall adjacent to residential homes.
- Oversized detention pond to help mitigate downstream flooding issues and to accept the storm runoff from the Hwy 46 box culvert that currently negatively impacts those along this drainage way. QT is providing 435,000 CUFT of water storage or **8.7x more than what is required** for the QT development.
- Non-Habitable Buffer. QT is proposing to provide close to 6 acres of green space which it currently zoned C-3 for the area residents.
- A bladder system will be used for underground storage tanks to add a 3rd layer of protection to the triple wall tanks for the downstream resident's protection as well as to protect the area ground water.

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

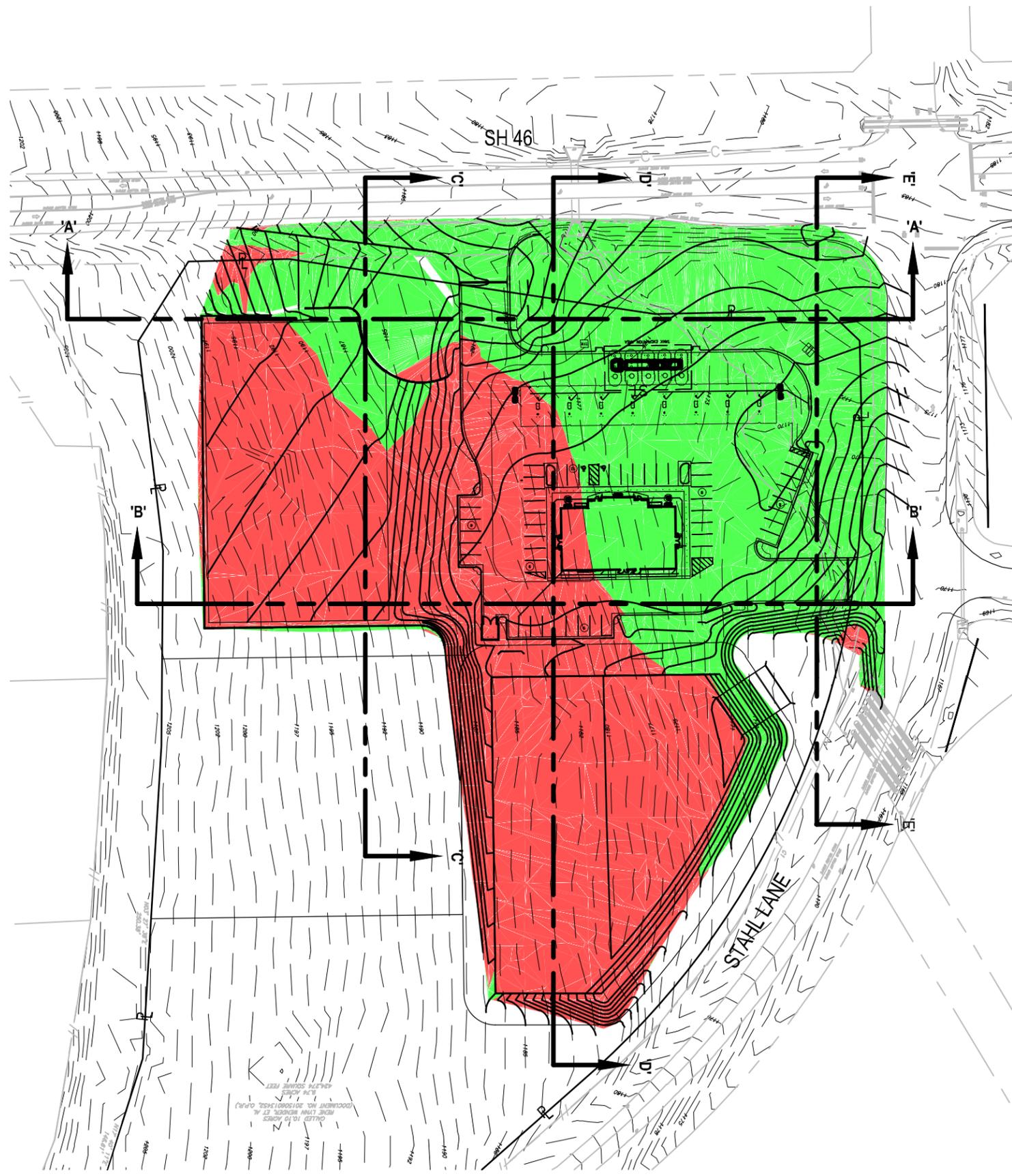
Best regards,



 **QuikTrip. | Real Estate**

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

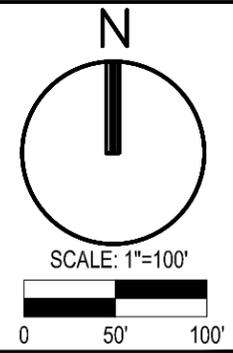




LEGEND

- CUT
- FILL

NOTE: EARTHWORK SHOWN IS A PICTORIAL REPRESENTATION OF THE SITES CUT & FILL AREAS. CUT IS SHOWN IN RED WITH FILL BEING SHOWN IN GREEN. THESE VOLUMES ARE TO THE FINAL GRADE ELEVATIONS AND DO NOT INDICATE THE VOLUME OF MATERIAL(S) BELOW THE FINAL GRADE DESIGN.



SHEET SIZE: 11" x 17"

REVISIONS:

NO.	DESCRIPTION

MATKINHOOPER
ENGINEERING & SURVEYING

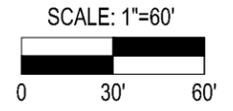
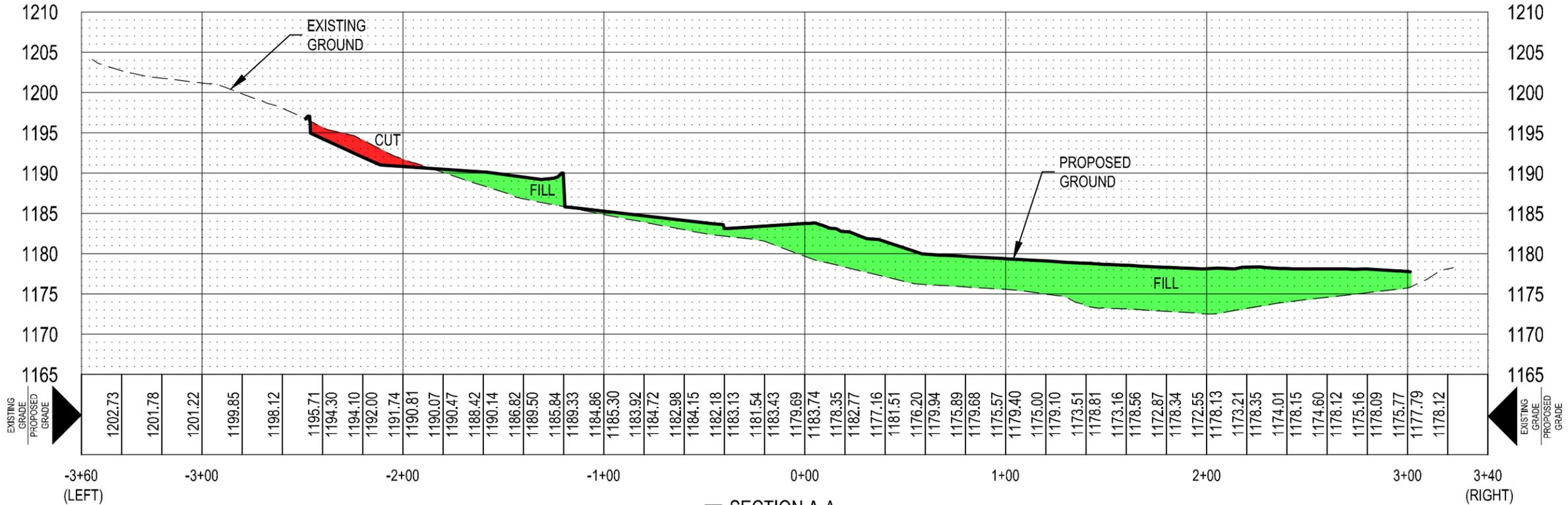
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
CONTACT: @MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM F-006413 SURVEYING FIRM F-10021000

OVERALL CROSS SECTION EXHIBIT FOR **QUIKTRIP 4028**
BULVERDE, TEXAS

JOB NO. 4028.00

Date: Oct 23, 2023, 10:03am User ID: rwood

Z:\PROJECTS\QUIKTRIP\4028 - QuikTrip Sites\028 - SH-46, Shell Lane\Final\A-C\A & B\EXISTING.DWG - Cross Section Exhibits.dwg



SHEET SIZE: 11" x 17"

REVISIONS:

MATKINHOOPER
ENGINEERING & SURVEYING

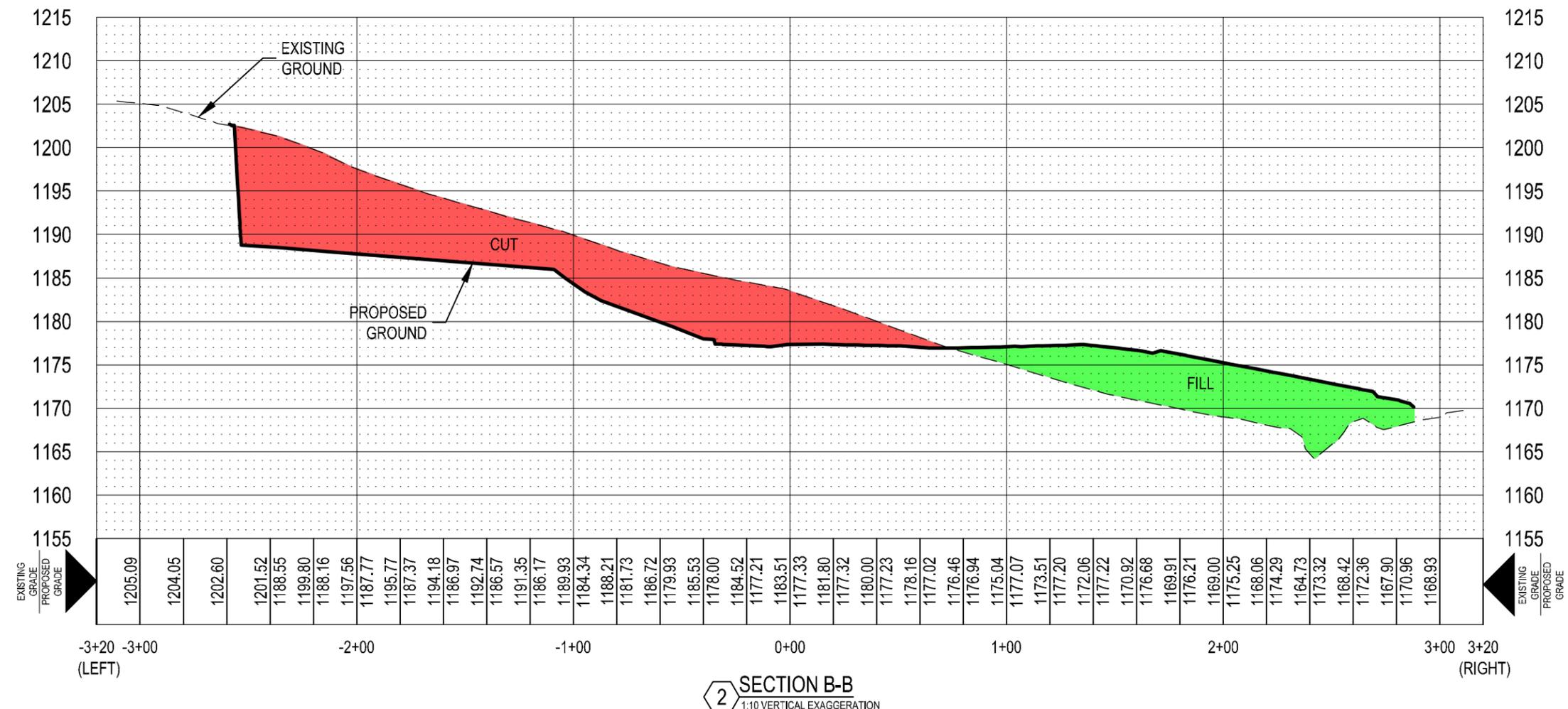
3303 SHELL ROAD SUITE 3
BOERNE, TEXAS 78006
OFFICE: 512-586-2344
CONTACT: @MATKINHOOPER.COM

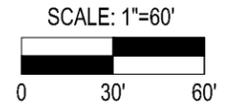
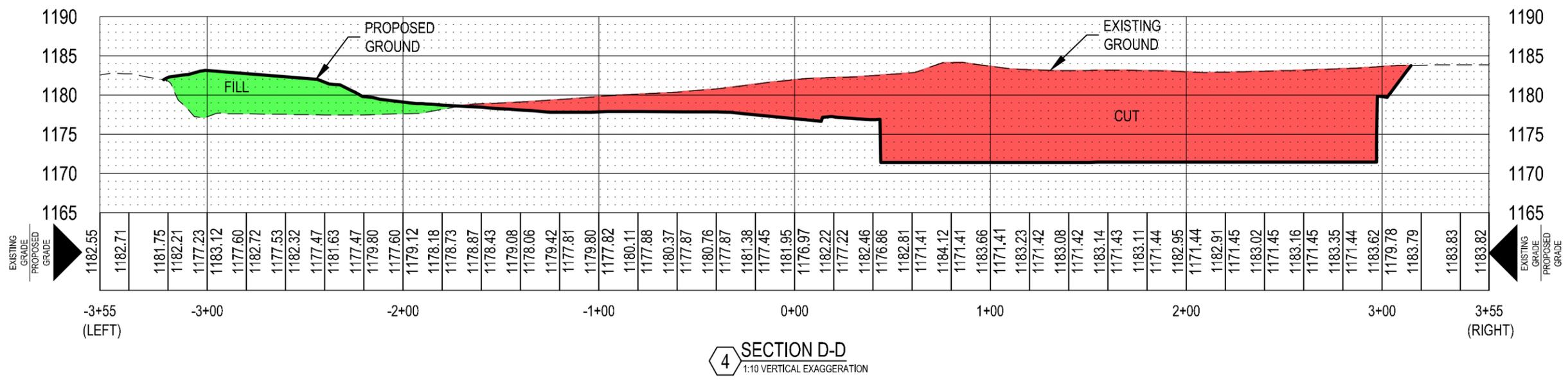
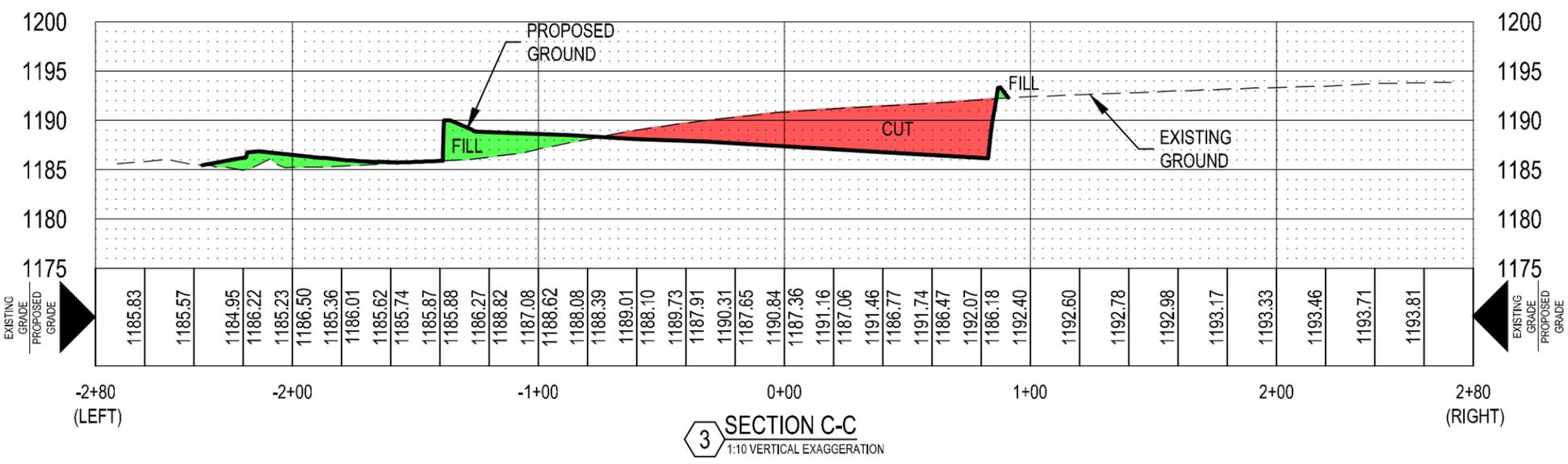
8 SPENCER ROAD SUITE 100
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OFFICE: 512-586-2344
CONTACT: @MATKINHOOPER.COM

TEXAS REGISTERED ENGINEERING FIRM F-006513 SURVEYING FIRM F-10021000

SECTION A-A & B-B
FOR
QUIKTRIP 4028
BULVERDE, TEXAS

JOB NO. 4028.00





SHEET SIZE: 11" x 17"

REVISIONS:

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ENGINEERING & SURVEYING

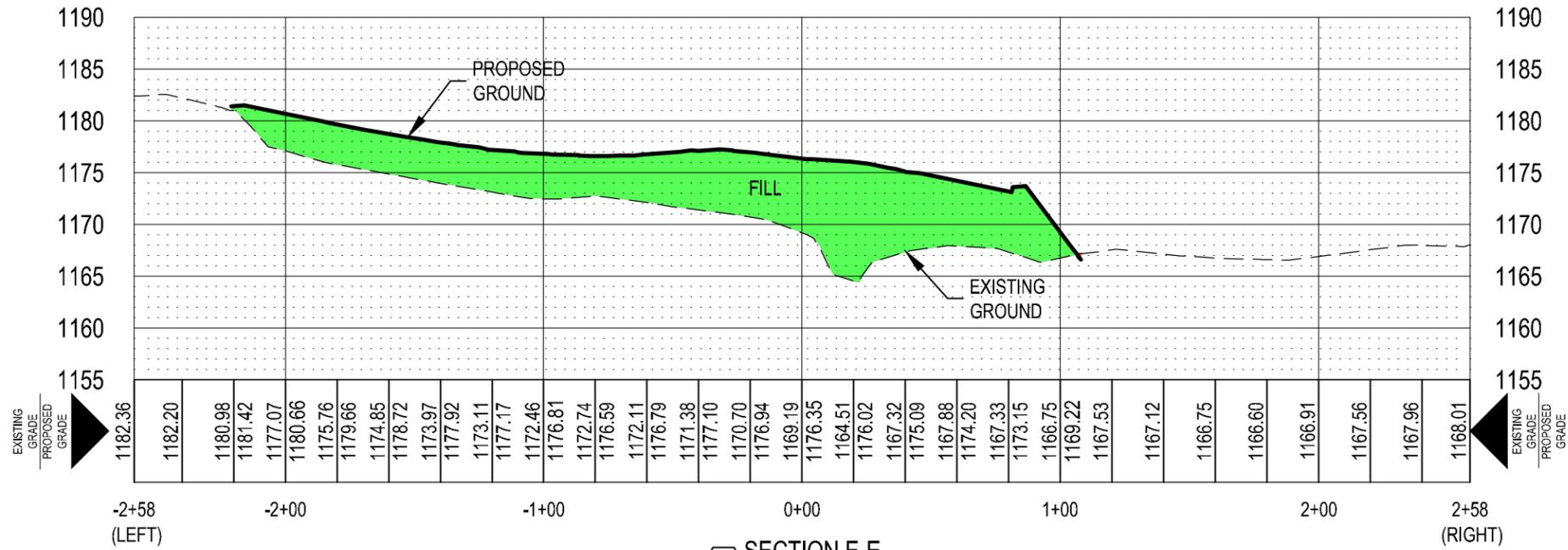
3303 SHELL ROAD SUITE 3
BOERNE, TEXAS 78006
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OFFICE: 512-866-2344

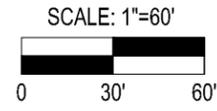
TEXAS REGISTERED ENGINEERING FIRM F-006513 SURVEYING FIRM F-10021000

SECTION C-C & D-D
FOR
QUIKTRIP 4028
BULVERDE, TEXAS

JOB NO. 4028.00



5 SECTION E-E
1:10 VERTICAL EXAGGERATION



SHEET SIZE: 11" x 17"

REVISIONS:

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3303 SHELL ROAD SUITE 3
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TEXAS REGISTERED ENGINEERING FIRM F-006413 SURVEYING FIRM F-10021000

SECTION E-E
FOR
QUIKTRIP 4028
BULVERDE, TEXAS

JOB NO. 4028.00



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

MEETING DATE: November 12, 2020

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

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

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, regulating the use in residential
- Amends Section 14.14.002 defining Outdoor Storage

Revisions were made to reflect the suggestions made by the Planning & Zoning Commission at the October 2020 meeting. 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, such as those 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) **Agricultural District.** Portable storage containers are permitted in the AG Agricultural District for use as storage for agricultural products and materials without a building permit or other permit, provided that any portable storage container must not be visible from the public right of way.

(b) **Prohibited in residential districts.** Portable storage containers are prohibited in all residential districts except as provided in this subsection.

(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 14 days, whether consecutive or not, in a one-year period.

(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.

(3) **Construction and Remodeling.** Portable storage containers may be used during new construction or any work on an existing residential building for which a permit is

required, subject to the following:

(A) The portable storage building may only be used to accommodate furniture and other property displaced by, or materials being used for, the construction or other work.

(B) The location of the portable storage building must be indicated on the application for the relevant permit and must be placed in accordance with such approved permit.

(C) The portable storage building must be removed no later than 10 business days after the construction or other work is complete and has passed a final inspection.

(c) No encroachment. Even when use is authorized under this section, placement of a portable storage container onto or within any public right of way, utility easement, easement dedicated to the public, building setback, riparian buffer, or floodplain is prohibited.

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.