



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – March 11, 2021

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. February 11, 2021, Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. PC-21-03 (Final Plat): Consideration of a Final Plat (Revision) for Uecker Tract, Unit 3, generally located at the southeast corner of FM 1863 and Wiley Road.
- B. PC-21-04 (Final Plat): Consider the approval of a Final Plat for Parrish Hwy 46 at 18443 State Highway 46 W, generally located at the south end of the intersection of State Highway 46 W and Bentwood Drive.
- C. PDD-21-01: Hold a public hearing and consider a request by the HIS Centre to amend Exhibit B, Item 1(D)(2) of Ordinance No. 583 of the City of Bulverde, to extend the use of the temporary construction building currently located at 1781 E. Ammann Road, from 24 months to 48 months from May 14, 2019.
- D. SUP-21-03: Hold a public hearing and consider a request by CDS Muery, on behalf of Comal County Emergency Services District #5, for the approval of a Special Use Permit for a Fire Station on an approximately 5.597-acre tract of land, generally located near the Northwest corner of State Highway 46 W and Double D Lane.

4) EXECUTIVE SESSION

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time regarding any item on the agenda for any reason authorized by Chapter 551, Texas Government Code, including but not limited to the following sections:

551.071 – Consultation with attorney

551.072 – Deliberations regarding real property

5) 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.

6) 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.

7) ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by 5:00 pm on March 8, 2021.

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: February 11, 2021

Meeting Duration: 6:01 p.m. to 8:26 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 Bullock, to approve the minutes of the January 14, 2021 meeting as amended. Motion passed 7-0.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. PC-21-01 (Preliminary): Consideration of a Preliminary Plat for 4S Ranch, Unit 11 Subdivision, 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. Dane Wright, a representative of Pape-Dawson Engineers, answered questions from Planning & Zoning Commissioners regarding this preliminary plat. After further discussion, Commissioner Sunn made a motion, seconded by Commissioner Bullock, to recommend approval of the Preliminary Plat for 4S Ranch, Unit 11. Motion passed 7-0.***
- B. PC-21-02 (Replat): Consider the approval of a Replat (Revision) for Lot 4A, Block 2, Belle Oaks Ranch Phase I, generally located approximately 1.5 miles South of SH 46 on the East side of Blanco Road. ***Director Ramos presented the staff report for this agenda item to the Commission. The property owner, Robert Sanchez, answered questions from Planning & Zoning Commissioners regarding this replat. After further discussion, Commissioner Hays made a motion, seconded by Commissioner Lubel, to recommend approval of the Replat for Lot 4A, Block 2, Belle Oaks Phase I. Motion passed 7-0.***
- C. SUP-21-01 (Special Use Permit): Hold a public hearing and consider a request by Ashley Book for approval of a Special Use Permit for a Short-Term Rental at 2031 Casey Road, generally located at the Northeast corner of Casey Road and Bulverde Road. ***Director Ramos presented the staff report for this agenda item to the Commission. The property owner, Ashley Book, answered questions from Planning & Zoning Commissioners regarding this special use permit request. After discussion and public comments made by 2 citizens, Commissioner Sunn made a motion, seconded by Commissioner Lubel, to recommend approval of the Special Use Permit for a Bed and Breakfast Inn, like a Short-Term Rental, at 2031 Casey Road subject to the property owner rectifying all issues and concerns raised by the City. Motion passed 6-1. (Commissioner Hays voted against approval of the special use permit request)***
- D. SUP-21-02 (Special Use Permit): Hold a public hearing and consider a request by Glenn Winship for approval of a Special Use Permit for a Recreational Vehicle Park on an

approximately 25-acre tract of land at 300 Heimer-Lange Road, generally located near the Northwest corner of US Highway 281 and Heimer-Lange Road. *Director Ramos presented the staff report for this agenda item to the Commission. The applicant, Glenn Winship, answered questions from Planning & Zoning Commissioners regarding this special use permit request. After discussion and public comments made by 6 citizens, Commissioner Sunn made a motion, seconded by Commissioner Lubel, to recommend approval of the Special Use Permit for a Recreational Vehicle Park at 300 Heimer-Lange-Road subject to the conditions suggested by City staff. Motion passed 6-1. (Vice Chairman Sisk voted against approval of the special use permit request)*

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

Director Ramos answered questions regarding the process of filling future vacancies on the Planning and Zoning Commission. Chairman Binkley noted that Seth Prescott (Alternate) should be considered to fill such a vacancy on the Commission.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 8:26 p.m. I certify that the above minutes were approved by the Commission on March 11, 2021.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-21-03
FINAL PLAT
Uecker Tract, Unit 3

MEETING DATE: March 11, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:
Consideration of a Final Plat (Revision) for Uecker Tract, Unit 3, generally located at the southeast corner of FM 1863 and Wiley Road.

APPLICANT:
KB Homes Lone Star, Inc.
4800 Fredericksburg Rd.
San Antonio, TX 78229

PROPERTY INFORMATION:

Owner: KB Home Lone Star Inc.
Legal Description: BEING A 12.04 ACRE TRACT OUT OF 110.360 ACRE OR 4,807,299 SQUARE FEET MORE OR LESS. TRACT OF LAND BEING OUT OF A 116.231 ACRES BEING THAT SAME CALLED 16.2 ACRE TRACT DESCRIBED IN DEED TO B&M F.M. 1863, LTD RECORDED IN DOCUMENT NUMBER 2007006011449 OF THE OFFICIAL RECORDS IF COMAL COUNTY, TEXAS, OUT OF THE AGAPITO GAYTAN SURVEY NO. 194, ABSTRACT 174, OF COMAL COUNTY TEXAS.
Size: 12.04 acres; 60 lots
Existing Land Use: Undeveloped
Existing Zoning: R2, Residential District
Proposed Land-Use: Single Family Residential

SUMMARY:

The development process began for this project in 2007 when a Master Development Plan (MDP) was originally approved. The MDP for this project was revised in 2015. Additionally, the Uecker Tract is subject to an approved Development Agreement, which provides additional development requirements in some cases and provides relief from some requirements in other cases.

ANALYSIS:

This proposed Final Plat is for approximately 12.04 acres of vacant property. The proposed Final Plat intends to create 60 lots. The density class for this plat is Medium Density.

The proposed subdivision is within the City of Bulverde city limits. Water service will be provided by Canyon Lake Water Service Company. Sewer service will be provided by a central sewer system with a treatment plant inside within the subdivision. Electric service is provided by CPS Energy.

The City of Bulverde Future Land Use plan identifies the subject area as Small Lot Residential. Small Lot Residential is single-family housing in small lot development; lot sizes are less than one (1) acre.

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 and City staff have been addressed and reviewed.

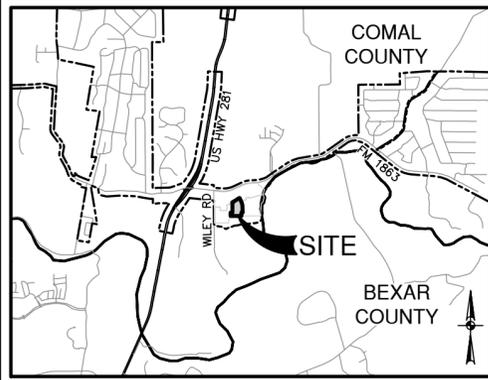
Therefore, staff recommends **APPROVAL** of this Final Plat.

ATTACHMENTS:

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



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: February 24, 2021



LOCATION MAP
 NOT-TO-SCALE

SUBDIVISION PLAT OF UECKER TRACT UNIT-3

BEING A 12.04 ACRE TRACT OUT OF 110.360 ACRE, OR 4,807,299 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 116.231 ACRES BEING THAT SAME CALLED 116.2 ACRE TRACT DESCRIBED IN DEED TO B&M F.M. 1863, LTD. RECORDED IN DOCUMENT NUMBER 200706011449 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITO GAYTAN SURVEY NO. 194, ABSTRACT 174, OF COMAL COUNTY, TEXAS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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 CORRS 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.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY, THE DATUM USED TO GENERATE THE CONTOURS IS NAVD83 (GEOID03).

CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - 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," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER 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 AND SAWS 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 WATER, SEWER, 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

STATE OF TEXAS
 COUNTY OF BEXAR

I, THE UNDERSIGNED BUDD BUCHANAN, 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 WEIVED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N71°46'39"E	17.20'
L2	S23°33'02"E	50.22'
L3	S18°26'24"E	70.29'
L4	S11°17'22"E	89.40'
L5	S5°22'28"E	55.41'
L6	S89°29'49"W	72.68'

LINE TABLE		
LINE #	BEARING	LENGTH
L7	N5°24'28"W	51.78'
L8	N60°35'44"E	70.88'
L9	N89°29'49"E	32.32'
L10	N57°21'40"E	80.10'
L11	S57°21'40"W	80.06'
L12	S11°17'22"E	24.75'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	525.00'	32°08'09"	S16°34'16"E	290.62'	294.46'
C2	15.00'	90°00'00"	S45°30'11"E	21.21'	23.56'
C3	15.00'	90°00'00"	N44°29'49"E	21.21'	23.56'
C4	225.00'	57°51'51"	N28°25'44"E	217.70'	227.23'
C5	15.00'	90°00'00"	N12°21'40"E	21.21'	23.56'
C6	15.00'	90°44'53"	N77°15'54"W	21.35'	23.76'
C7	475.00'	31°23'16"	N16°11'49"W	256.97'	260.21'
C8	15.00'	90°00'00"	N44°29'49"E	21.21'	23.56'
C9	15.00'	90°00'00"	S45°30'11"E	21.21'	23.56'
C10	175.00'	57°51'51"	S28°25'44"W	169.32'	176.74'
C11	525.00'	31°4'48"	N31°00'56"W	29.75'	29.75'
C12	525.00'	6'17'41"	N26°14'41"W	57.65'	57.68'
C13	525.00'	6'17'41"	N19°57'00"W	57.65'	57.68'
C14	525.00'	5°45'45"	N13°55'17"W	52.78'	52.80'
C15	525.00'	2°41'31"	N9°41'38"W	24.66'	24.67'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	525.00'	5°27'25"	N5°37'10"W	49.98'	50.00'
C17	525.00'	2°23'16"	N1°41'49"W	21.88'	21.88'
C18	225.00'	3°28'58"	S1°14'18"W	13.67'	13.68'
C19	225.00'	12°45'06"	S9°21'20"W	49.97'	50.08'
C20	225.00'	12°38'02"	S22°02'54"W	49.51'	49.61'
C21	225.00'	12°52'10"	S34°48'01"W	50.43'	50.54'
C22	225.00'	12°45'06"	S47°36'39"W	49.97'	50.08'
C23	225.00'	3°22'28"	S55°40'26"W	13.25'	13.25'
C24	475.00'	9°07'19"	S27°19'48"E	75.54'	75.62'
C25	475.00'	8°48'41"	S18°21'48"E	72.98'	73.05'
C26	475.00'	10°48'54"	S8°33'00"E	89.53'	89.66'
C27	475.00'	2°38'22"	S1°49'22"E	21.88'	21.88'
C28	175.00'	3°23'44"	N1°11'41"E	10.37'	10.37'
C29	175.00'	49°43'55"	N27°45'31"E	147.17'	151.90'
C30	175.00'	4°44'12"	N54°59'34"E	14.46'	14.47'

OPEN SPACE NOTE:

LOT 906, BLOCK 1 AND LOT 902, BLOCK 5 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE & WATER QUALITY EASEMENT.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.

GREENBELT NOTE:

MAINTENANCE OF LOT 906, BLOCK 1 AND LOT 902, BLOCK 5 SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
 C.P.S. (ELECTRIC AND GAS)
 CVTC
 SPECTRUM

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 UECKER TRACT UNIT-3 IS 2174 LINEAR FEET.
- UECKER TRACT UNIT-3 LIES WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING AND RECHARGE ZONES.

STATE OF TEXAS
 COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: DAVID BRODBECK
 KB HOME
 4800 FREDERICKSBURG RD
 SAN ANTONIO, TX 78229
 (210) 301-2885

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DAVID BRODBECK** 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

COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF **UECKER TRACT UNIT-3** 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.

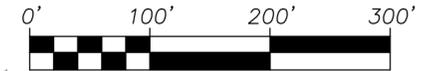
DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
 CHAIRPERSON

BY: _____
 SECRETARY

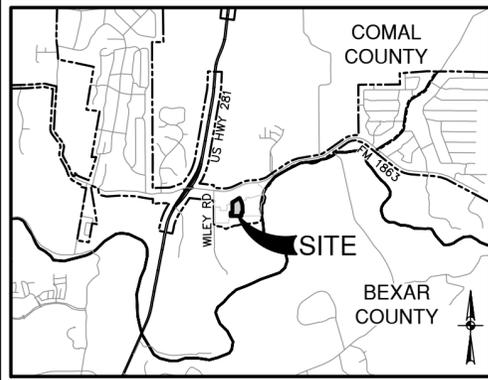


SCALE: 1" = 100'



**SUBDIVISION PLAT
 OF
 UECKER TRACT UNIT-3**

BEING A 12.04 ACRE TRACT OUT OF 110.360 ACRE, OR 4,807,299 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 116.231 ACRES BEING THAT SAME CALLED 116.2 ACRE TRACT DESCRIBED IN DEED TO B&M F.M. 1863, LTD. RECORDED IN DOCUMENT NUMBER 200706011449 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITO GAYTAN SURVEY NO. 194, ABSTRACT 174, OF COMAL COUNTY, TEXAS.

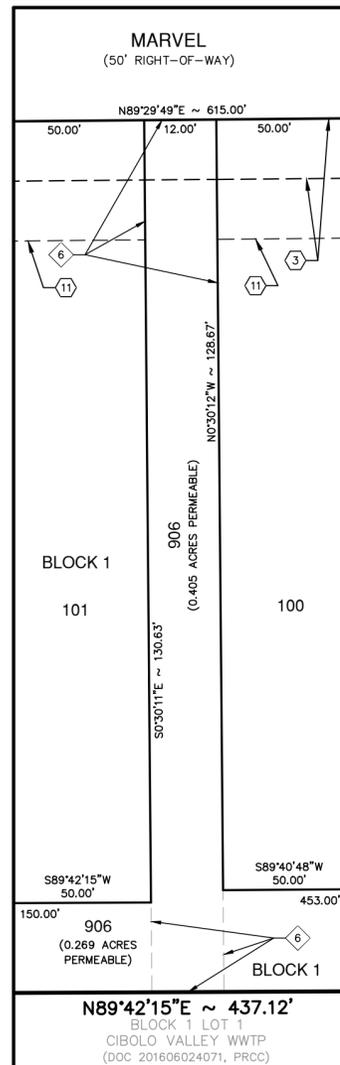


LOCATION MAP
 NOT-TO-SCALE

LEGEND

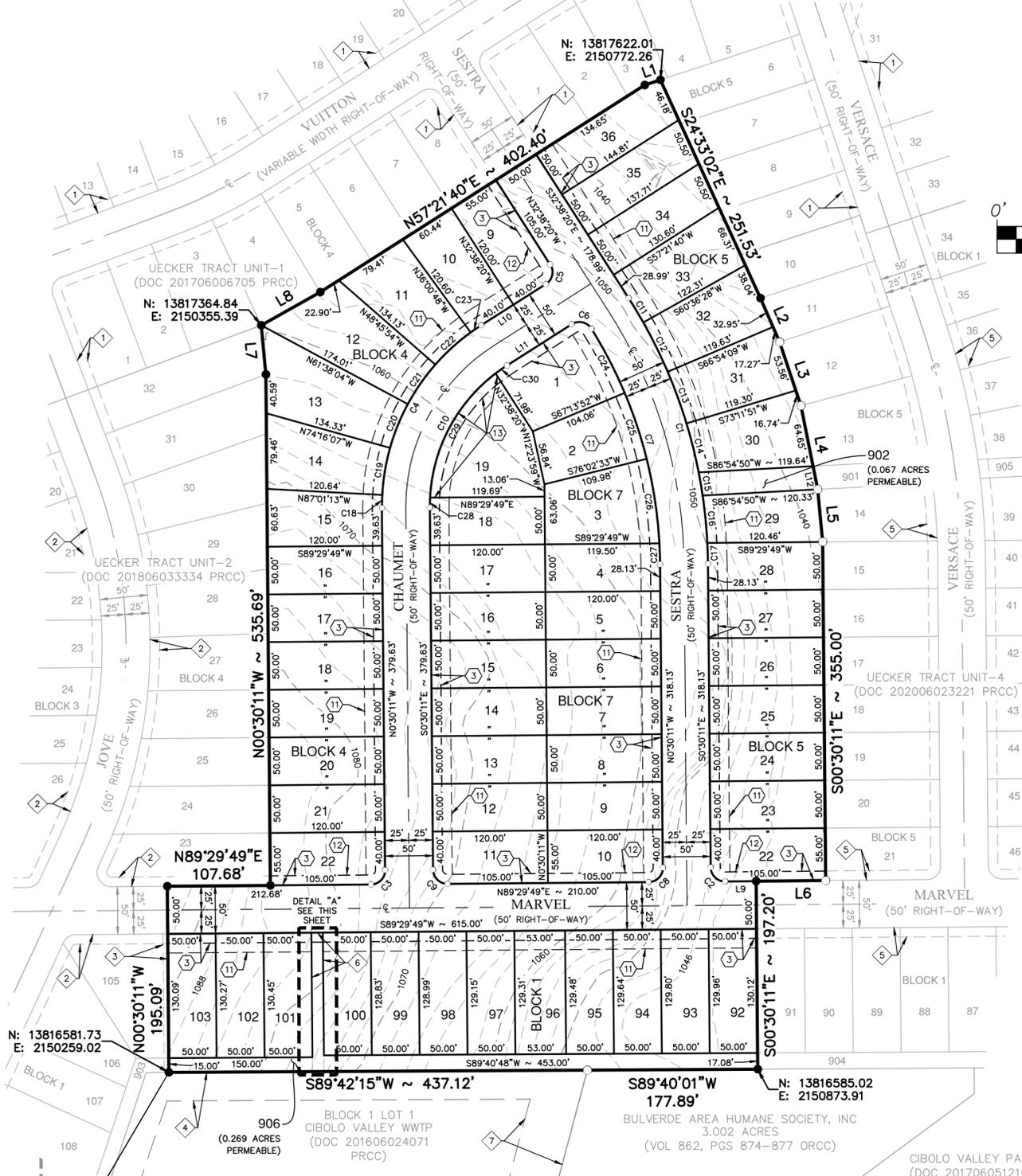
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
PRCC	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	"	REPETITIVE BEARING AND/OR DISTANCE
VOL	VOLUME	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PG	PAGE[S]	○	SET 1/2" IRON ROD (FD)
OPRBC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (FD)-20
ORCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	---	EXISTING CONTOURS

③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC# 201706006705, PRCC)
⑪	20' BUILDING SETBACK	◇	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC# 201806033334, PRCC)
⑫	10' BUILDING SETBACK	◇	5' WATER EASEMENT (DOC# 201806033334, PRCC)
⑬	10' SANITARY SEWER EASEMENT	◇	30' SETBACK LINE (DOC# 201606024071, PRCC)
		◇	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC# 202006023221, PRCC)
		◇	12' SANITARY SEWER EASEMENT (DOC# 201706006705, PRCC)
		◇	50' SETBACK LINE (DOC# 201606024071, PRCC)



DETAIL "A"

SCALE: 1" = 20'



GUADALUPE HERRERA SURVEY NUMBER 192 ABSTRACT 307
 AGAPITO GAYTAN SURVEY NUMBER 194 ABSTRACT 174
 L. BULVERDA SURVEY NUMBER 195 ABSTRACT 51

REVIEW MEMORANDUM

TO: Trey Dawson
TreyDawson@pape-dawson.com
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: Uecker Tract, Unit 3 (PC-21-03)
Final Plat Review/Acceptance

DATE: February 20, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 10/7/20) and supporting documents for the **Uecker Tract, Unit 3** development (also known as Edgebrook). The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde AND the Development Agreement with M2G FM 1863, Ltd. dated May 10, 2016.

Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of the Uecker Tract Unit 3 Final Plat at the next available Planning & Zoning meeting.

Design plans for this development were approved with a preliminary plat on 11/16/18, but construction has not begun for Unit 3. Please provide any revisions that may have been made to these plans for City review. If no revisions have been made, a pre-construction meeting should be scheduled with the City and the City inspection fee is estimated at \$7,379.00 for Unit 3 (\$78 base + \$3.10 per LF of roads [2,143 LF] & drainage infrastructure [212]).

Plat specifications, Ordinance Section 1.05(b)

No comments. Final plat matches well against approved preliminary plat dated 10/28/18.

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments. All supporting documents provided and appear complete (i.e. utilities approval and TxDOT permit).

General Design 2.03(c)

No comments. Construction plans were reviewed/approved on 11/16/18 and still coincides with final plat.



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

Streets 2.04

No comments...matches previously approved designs for other units.

Drainage Analysis

No comments (Drainage report dated 11/2/18, was reviewed and approved on 11/16/18).



PLANNING AND ZONING COMMISSION ITEM:
PC-21-04
FINAL PLAT
Parrish Hwy 46

MEETING DATE: March 11, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for Parrish Hwy 46 at 18443 State Highway 46 W, generally located at the south end of the intersection of State Highway 46 W and Bentwood Drive.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: 281 Partnership, Ltd.
Legal Description: 12.421 ACRE TRACT OF LAND ESTABLISHING LOT 1, BLOCK 1, OUT OF THE THEODORE MILLER SURVEY, SECTION NO. 323 ABSTRACT NO. 384, COMAL COUNTY, TEXAS. SAID 14.51 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS A 14.77 ACRE TRACT IN DOCUENT NO. 201206004809 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 12.421 acres; 1 lot
Existing Land Use: Undeveloped
Existing Zoning: PDD, Planned Development District
Proposed Land-Use: Commercial

SUMMARY:

This is a proposed final plat for Parrish Hwy 46. The proposed Final Plat is for approximately 12.421 acres of undeveloped land and establishes 1 commercial lot. The density class for this plat is Low Density.

ANALYSIS:

The proposed subdivision lies within the City Limits. The property will be serviced by private water well and onsite septic. Electric service will be provided by Pedernales Electric

Cooperative. Cable and telephone services will be provided by Guadalupe Valley Telephone Cooperative, Inc.

STAFF RECOMMENDATION:

Halff Associates and the City of Bulverde Planning Department have reviewed the proposed final plat and related documents. None of the comments noted in the review memo have been resolved.

Therefore, Staff recommends **DENIAL**.

ATTACHMENTS:

1. Application
2. Final Plat
3. Halff Review Memo



APPLICATION FOR FINAL 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: Parrish 46 Unit No N/A
 Location Description/Nearest Intersection: 18843 SH 46 W. / south end of the intersection of SH 46 W. & Bentwood Dr.

2. Owner/Applicant: 281 Partnership Ltd., attn: Dan W. Parrish
 Address: 26995 US Highway 281 N. Ste C, San Antonio, TX 78260 Email: parrishandcompany.com
 Telephone: (830) 980-9595 Fax: (830) 980-7676 Mobile: N/A
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): MBC Engineers / Roger Gunderman
 Address: 1035 Central Parkway N., San Antonio TX 78323 Email: Rgunderman@mbcengineers.com
 Telephone: (210) 545-1122 Fax: (210) 545-9302 Mobile: N/A

4. Property Details:

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

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.

Dan W. Parrish, P.E.
 Signature of Owner/Applicant

2/9/2021
 Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

- \$50 + \$2.00/LF of each infrastructure improvement to be inspected

Subdivision Improvement Construction Deposit for Multiple Inspections

- \$50 + \$2.00/LF of each infrastructure improvement to be inspected

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 Final 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 Final 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
 - SICP Fee
- 2 copies of the Final Utility Layout showing all proposed utilities and easements
- N/A 2 copies of the Final Traffic Impact Analysis
- N/A 2 copies of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- N/A 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Final Drainage Study
- 1 copy of the recorded deed
- 1 copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- N/A Variance Requests (if any)
- Original Tax Certificates
 - City
 - County
 - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat

Reviewed by:

Date:

Case Number:

FINAL PLAT
ESTABLISHING
PARRISH HWY 46

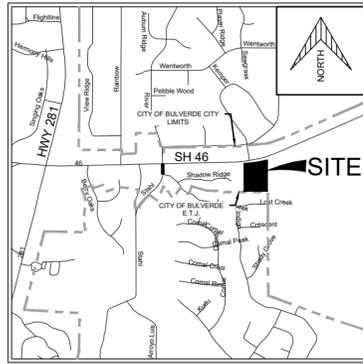
BEING 12.421 ACRES TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, OUT OF THE THEODORE MILLER SURVEY, SECTION No. 323, ABSTRACT No. 384, COMAL COUNTY, TEXAS, SAID 14.51 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS A 14.77 ACRE TRACT IN DOCUMENT NO. 20120804809 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.

DRAINAGE EASEMENT ENCROACHMENTS:
NO STRUCTURE, FENCES, WALLS, LANDSCAPING OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

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

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	118.13'	4466.50'	1°30'55"	59.07'	N 80°53'25" E	118.12'
C2	239.62'	4465.00'	3°04'30"	119.84'	N 77°39'37" E	239.59'
C3	55.06'	35.00'	90°08'30"	35.09'	N 45°04'15" W	49.56'
C4	239.67'	3910.10'	3°30'43"	119.87'	N 75°02'30" E	239.63'

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



LOCATION MAP
NOT TO SCALE

LEGEND:

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

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT-OF-WAY WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFIRM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO THE PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
L1	N 00°08'30" W	104.77'	L10	S 89°59'44" W	268.41'
L2	N 47°45'59" W	58.07'	L11	N 45°00'00" W	70.71'
L3	N 78°33'43" E	72.82'	L12	S 89°59'44" W	230.67'
L4	S 87°12'06" E	117.27'	L13	N 00°08'38" E	377.44'
L5	S 89°51'30" W	205.78'	L14	S 89°50'53" E	232.12'
L6	N 00°00'00" E	44.52'	L15	N 00°08'30" W	133.70'
L7	N 07°38'14" W	110.81'	L16	N 47°45'59" W	62.96'
L8	N 89°59'52" W	50.00'	L17	N 25°30'56" W	244.94'
L9	S 00°00'08" W	749.75'			

STATE OF TEXAS
COUNTY OF BEXAR

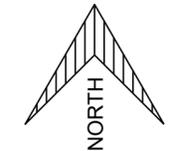
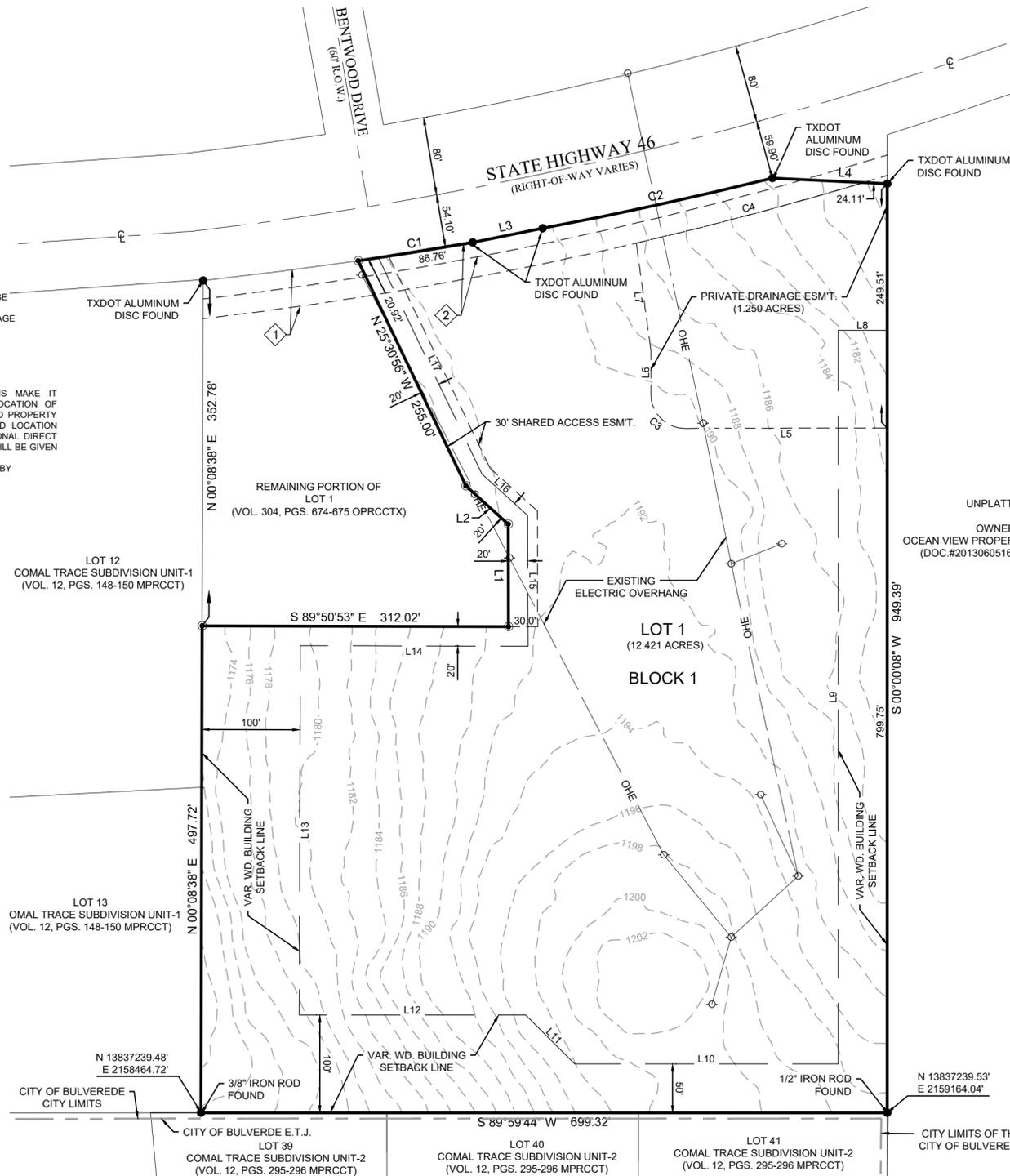
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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



SCALE: 1" = 100'



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

DATE: 02/08/2021

JOB NO.: 32096/COMAL

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC STATE OF TEXAS

THIS PLAT OF PARRISH HWY 46 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR 2021.

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____ DEPUTY

REVIEW MEMORANDUM

TO: Roger Gunderman
MBC Engineers
1035 Central Parkway N.
San Antonio, TX 78323
Rgunderman@mbcengineers.com

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

SUBJECT: Parrish 46 (PC-21-04)
Final Plat Review

DATE: February 24, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 02/08/2021) and supporting documents for **Parrish Hwy 46**. The review was conducted relative to the requirements established in Zoning Ordinance 555 (Planned Development District, dated 10/9/18), the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The final plat matches very closely to the preliminary plat accepted on 10/15/20. The only difference is the addition of existing overhead electric lines (not required for platting), a 30' shared access easement and the water source listed on the application has been changed from CLWSC to "Well".

The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal:

1. Please follow Section 2.06 of the current subdivision ordinance regarding water supply. Provide a certification of sufficient groundwater supply prepared and sealed by a Professional Engineer in accordance with TCEQ regulations and Comal County regulations for use of private wells as the sole potable water source [2.06(a)(i)].
2. Please provide required data and calculations associated with Section 2.06(f) additional requirements if the proposed lots will be served by individual groundwater wells (Certification of Groundwater Availability for Platting Form, documentation from the Edwards Aquifer Authority indicating a permit allocation of groundwater rights).
3. Please revise ROW on the plat in accordance with TxDOT specifications. Per an email from TxDOT on 2/18/21, *"there is likely not enough ROW being provided to accommodate the reconstruction of the right turn lane with the expansion of SH 46."*
4. Please confirm with PEC that no electric easements are required for the existing overhead electric lines. Per Section 2.03(d)(iii) of the subdivision ordinance, overhang easements with a minimum width of six feet need to be shown on the plat when overhead electric lines exist on the property.

Plat specifications, Ordinance Section 1.05(b) – General Notes 5A & 6 on the plat need to reference an onsite private well instead of CLWSC.



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

Plat Supporting Documents, Ordinance Section 1.04(c) – provide groundwater supply data per Subdivision Code Section 2.06.

General Design 2.03(c) - No comments.

Easements and Right-of-Way 2.03(d) – Additional ROW needs to be dedicated along SH 46 per TxDOT; and PEC easements need to be shown on the plat.

Drainage Analysis - No comments. Drainage report dated 10/12/20, was reviewed and approved with preliminary plat on 10/15/20. No changes have been made.



PLANNING AND ZONING COMMISSION ITEM:
PDD-21-01
PDD AMENDMENT
HIS Centre

MEETING DATE: March 11, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Hold a public hearing and consider a request by the HIS Centre to amend Exhibit B, Item 1(D)(2) of Ordinance No. 583 of the City of Bulverde, to extend the use of the temporary construction building currently located at 1781 E. Ammann Road, from 24 months to 48 months from May 14, 2019.

APPLICANT:

HIS Centre
20540 State Highway 46 W Ste. 115-483
Spring Branch, TX 78070-6825

PROPERTY INFORMATION:

Address: 1781 E. Ammann Road, Bulverde, TX 78163
Legal Description: A-206 SUR-192 G HERRERA, ACRES 6.996
Owner: HIS Centre
Existing Land Use: Non-Profit
Existing Zoning: PDD, Planned Development District

NOTICE:

Public Notice: February 24, 2021
Personal Notice: February 26, 2021

Staff sent 7 Personal Notices to properties within a 200 feet buffer of the subject property. As of present, Staff received no letters of support and no letters of opposition.

IN SUPPORT: 0

IN OPPOSITION: 0

SUMMARY:

The HIS Centre is requesting a Planned Development District (PDD) Amendment to extend the time originally allowed under Ordinance No. 583 for the use of an on-site temporary construction

building, from 24 months to 48 months from the effective date of Ordinance No. 583 (May 14, 2019).

PREVIOUS ACTION:

The subject property was zoned to its current zoning designation, PDD Planned Development District, on May 14, 2019 under ZC-19-05, with the adoption of Ordinance No. 583.

ANALYSIS:

The HIS (Health, Innovation, and Sciences) Centre is a non-profit organization that focuses on innovative medical education and research. The proposed HIS Centre campus on Ammann Road will utilize the existing structures at the old Rahe Bulverde Elementary School site for their medical research and training division.

Per Exhibit B, Item 1(D)(2) of Ordinance No. 583, the temporary construction building currently located within the District must be *removed 24 months from May 14, 2019*. Therefore, the temporary construction building must be removed on or before May 14, 2021.

According to the applicant's written statement, the coronavirus pandemic caused unanticipated delays in the development of the property. As a result, the applicant is requesting a PDD Amendment to allow the temporary construction building on site to continue to be used for 48 months from May 14, 2019. Therefore, the approval of this request would allow the temporary construction building to remain on site for an additional 12 months, until May 14, 2022.

ATTACHMENTS:

- A. Statement of Purpose
- B. Ordinance No. 583
- C. Aerial Map

February 5, 2021

Tim Hering, Chair
H.I.S. Centre
1781 E. Ammann
Bulverde, TX 78163

Susana Ramos, AICP
Planning Director
30360 Cougar Bend
Bulverde, TX 78163

Re: Amendment Request
Planned Development District (PDD) H.I.S. Centre

Dear Ms. Ramos,

Please accept this letter as a formal request to amend the Planned Development District (PDD) covering the property situated at 1781 E. Ammann Rd, Bulverde, TX 78163. The requested modification is limited to Exhibit B, Item 1. (D)(2) of Ordinance No. 583. We respectfully request your consideration to extend the use of a temporary building on site from 24 months to 48 months from May 14, 2019 (original date).

The COVID-19 Pandemic, which has been declared a national emergency by President Trump on March 13, 2020 has caused unanticipated delays in the above-referenced project. The day-to-day professional and personal impact of the pandemic has been substantial and out of the owner's control. For these reasons we respectfully request your approval of the requested time extension.

Your consideration in this matter is greatly appreciated.

Sincerely,



Tim Hering

ORDINANCE NO. 583

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, AMENDING THE ZONING FOR PROPERTY LOCATED AT 1781 EAST AMMANN ROAD, BULVERDE, TEXAS 78163 FROM C-1 TO PLANNED DEVELOPMENT DISTRICT – HIS CENTRE; DIRECTING THE AMENDMENT OF THE ZONING MAP; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subject property located at 1781 East Ammann Road, Bulverde, Texas 78163, being a 6.61 acre tract of land situated in the Guadalupe Herrera Survey No. 192, Abstract No. 206, Comal County, Texas and being all of a called 5 acre tract of land (as fenced and occupied along Bulverde Rd. and E. Ammann Rd.) recorded in Volume 82, Page 343, Deed Records, Comal County, Texas and all of a called 1.82 acre tract of land (as fenced and occupied along Bulverde Rd.) recorded in Volume 92, Page 408, Deed Records, Comal County, Texas, said 6.61 acre tract being more particularly described in the attached Exhibit “A” (the “**Property**”), is currently zoned C-1 Commercial District;

WHEREAS, the City has received an application that proposes to change the zoning of the Property from its current zoning to Planned Development District – HIS Centre;

WHEREAS, the Planning and Zoning Commission of the City of Bulverde, Texas, and the City Council of the City of Bulverde, Texas, in compliance with the Charter and State law with reference to the zoning ordinance and zoning map of the City of Bulverde, Texas, have given requisite notices by publication and otherwise, and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council, having received the final report of the Planning and Zoning Commission and having determined that the proposed use will be harmonious with existing buildings, structures, and uses on abutting and nearby properties in the vicinity of the Property in accordance with the current zoning regulations of the City, is of the opinion that the Property should be zoned as set forth herein; 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:

- 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 Property, which is currently zoned C-1 Commercial, is hereby zoned Planned Development District – HIS Centre in accordance with Exhibit B. By adoption of this Ordinance, the City waives the conceptual site plan requirement under Section 14.03.013(f) for the application requesting adoption of this Ordinance.

3. **Amendment of Zoning Map.** The City Manager is hereby ordered and directed to cause the Zoning Map of the City of Bulverde, established by Section 14.1.17 of Ordinance 437, adopted on September 13, 2016, to be amended to establish zoning for the Property in conformance with this ordinance.
4. **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.
5. **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.
6. **Effective Date.** This Ordinance shall be effective as of the date of adoption.

PASSED AND ADOPTED this 14th day of May, 2019.


Bill Krawietz, Mayor

ATTEST:

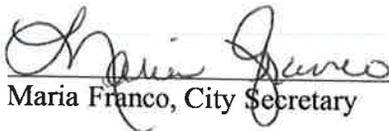

Maria Franco, City Secretary



EXHIBIT A

Legal Description of Property

Being a **6.61 acre** tract of land situated in the Guadalupe Herrera Survey No. 192, Abstract No. 206, Comal County, Texas and being all of a called 5 acre tract of land (as fenced and occupied along Bulverde Rd. and E. Amman Rd.) recorded in Volume 82, Page 343, Deed Records, Comal County, Texas and all of a called 1.82 acre tract of land (as fenced and occupied along Bulverde Rd.) recorded in Volume 92, Page 408, Deed Records, Comal County, Texas, said **6.61 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 9" wood fence post found in or near the southwest line of a called 10 acre tract of land recorded in Volume 325, Page 121, Deed Records, Comal County, Texas, at or near the northeast corner of a called 2.94 acre tract of land recorded in Volume 98, Page 279, Deed Records, Comal County, Texas, at or near the northwest corner of the above referenced 1.82 acre tract of land and northwest corner of the herein described tract;

THENCE generally with a chain-link fence, along the southwest line of said 10 acre tract and along the northeast line of said 1.82 acre tract, **South 72 degrees 08 minutes 33 seconds East**, a distance of **370.13 feet** to a chain-link fence corner post found in the west right-of-way line of Bulverde Road, as fenced, for northeast corner of the herein described tract;

THENCE generally with a chain-link fence, being the occupied westerly right-of-way lines of Bulverde Road and occupied northerly right-of-way lines of E. Amman. Rd. the following courses and distances:

South 03 degrees 45 minutes 21 seconds West, a distance of **104.79 feet** to a found chain-link fence post;

South 00 degrees 21 minutes 07 seconds West, a distance of **366.18 feet** to a found chain-link fence post;

South 02 degrees 42 minutes 48 seconds West, a distance of **149.72 feet** to a found chain-link fence post;

South 08 degrees 34 minutes 02 seconds West, a distance of **88.61 feet** to a found chain-link fence post;

South 55 degrees 24 minutes 29 seconds West, a distance of **42.74 feet** to a found chain-link fence post;

and **North 73 degrees 30 minutes 28 seconds West**, a distance of **384.51 feet** to a found chain-link fence post for the southwest corner of the herein described tract, being at or near the southeast corner of a called 2.45 acre tract of land recorded in Volume 96, Page 386, Deed Records, Comal County, Texas;

THENCE generally with a chain-link fence, along east lines of said 2.45 acre tract, said 2.94 acre tract and along the west lines of the above referenced 5 acre tract and said 1.82 acre tract, **North 06 degrees 16 minutes 27 seconds East**, a distance of **740.95 feet** to the **POINT OF BEGINNING** containing **6.61 acres** of land.

EXHIBIT B

Planned Development District – HIS Centre

1. **Permitted Uses.** The following uses are permitted in the Planned Development District – HIS Centre (the “*District*”). All uses not expressly permitted by this Ordinance are prohibited.

(A) C-2 Commercial District. All uses in the C-2 Commercial District are permitted.

(B) Additional Uses. The following uses are also permitted:

(i) Accessory building, including a carport or pole barn for trailer and rolling apparatus storage.

(ii) Ambulance service, private.

(iii) Heliport for medical training, emergency transport, and other training requirements, provided that:

(a) there shall be nor more than 20 flights in a calendar year for non-emergency transport, with no limit on emergency transport flights; and

(b) any such heliport shall not be finished with impervious cover.

(iv) Hospital.

(v) Scientific/research/development laboratory.

(vi) Surgery center.

(C) Off-Street Parking Construction. In addition to concrete, asphaltic concrete and asphalt, off-street parking may be surfaced with gravel or crushed granite.

(D) Temporary Construction Building. The temporary construction building currently located within the District must be skirted and painted within 30 days of May 14, 2019. Once skirted and painted, such temporary construction building shall be removed on the earlier of: (1) the issuance of the first certificate of occupancy within the District; and (2) 24 months from May 14, 2019.

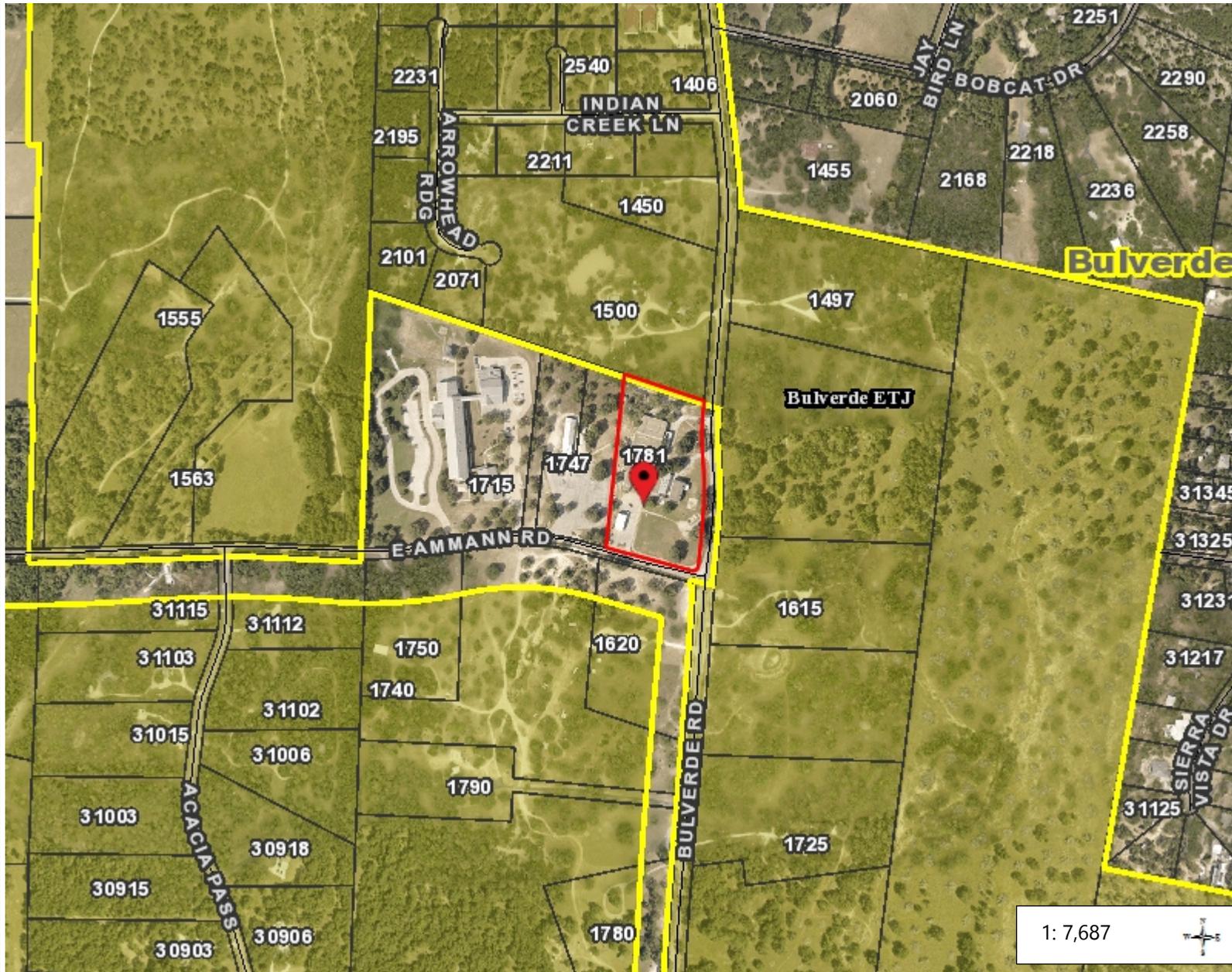
2. **Exemptions for Use of School Buildings.**

(A) Limited Applicability. This Section only applies during the time that the building and related structures formerly used by the Comal Independent School District for Rahe Elementary School (the “*School Buildings*”) are being redeveloped or utilized. This Section does not apply to any application for a permit to demolish or otherwise remove more than 25% of the current square footage of the School Buildings, the same being approximately 43,964 square feet. Following demolition of more than 25% of the current square footage of the School Buildings in total, this Section shall cease to apply.

(B) Exemptions. During the time that this Section is applicable, development of the District is exempt from the following provisions of the Code:

- (i) Landscape requirements under Section 14.03.009(c).
- (ii) Construction material requirements for walls and roofs under Section 14.03.009(b).
- (iii) Parking ratio requirements under Section 14.06.003.
- (iv) Sound amplification restrictions under Section 14.13.011.
- (v) Any requirement for a master development plan, preliminary plat, final plat, or development plat in Chapter 10, Exhibit A; provided however, that all rights-of-way shall be dedicated to the public in accordance with the City's Master Thoroughfare Plan prior to the issuance of any permit within the District.

3. **Design and Development.** All development, buildings, improvements, and modifications to existing improvements shall comply with all laws, ordinances, rules, and regulations applicable to the C-2 Commercial District except as expressly stated in this Ordinance.
4. **Parking Requirements.** Subject to Section 2, above, parking requirements shall be as provided in the C-2 Commercial District.
5. **Definitions and Applicability.** All words defined in this Ordinance shall apply only to the District. Terms defined in Chapter 14 of the Code but not defined herein have that meaning ascribed to them in Chapter 14. This Ordinance applies only to the District. Except as expressly stated in this Ordinance, all provisions of the Bulverde Code of Ordinances apply to the District.



Legend

- Addresses
- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

1: 7,687

0.2 0 0.12 0.2 Miles



PLANNING AND ZONING COMMISSION ITEM:
SUP-21-03
SPECIAL USE PERMIT
Fire Station

MEETING DATE: March 11, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Hold a public hearing and consider a request by CDS Muery, on behalf of Comal County Emergency Services District #5, for the approval of a Special Use Permit for a Fire Station on an approximately 5.597-acre tract of land, generally located near the Northwest corner of State Highway 46 W and Double D Lane.

OWNER:

Ronald & Terry Urbanczyk
26226 State Highway 46 W
Spring Branch, TX 78070

APPLICANT:

CDS Muery
100 NE Loop 410, Ste. 300
San Antonio, TX 78216

PROPERTY INFORMATION:

Legal Description: LOTS 1-R & 3-R, HONEY CREEK RANCHES
Owner: Ronald & Terry Urbanczyk
Existing Land Use: Undeveloped
Existing Zoning: R-1, Residential District

NOTICE:

Public Notice: February 24, 2021
Personal Notice: February 26, 2021

Staff sent 7 Personal Notices to properties within a 200 feet buffer of the subject property. As of present, Staff received no letters of support and no letters of opposition.

IN SUPPORT: 0
IN OPPOSITION: 0

SUMMARY:

CDS Muery, on behalf of Comal County ESD #5, is requesting a Special Use Permit for a Fire Station on an approximately 5.597-acre tract, generally located near the Northwest corner of State Highway 46 W and Double D Lane.

ANALYSIS:

The proposed Fire Station (Comal County ESD #5 Fire and Rescue Station) falls under the definition of Fire/EMS facilities in the City’s zoning ordinance. Fire/EMS facilities are defined as:

***Fire/EMS facilities.** A building used to store firefighting vehicles and equipment and serving as a base for firefighters and/or emergency management services personnel.*

Per Section 14.01.019(b) of the Bulverde Code of Ordinances: *Uses requiring a special use permit are listed in the table of permitted uses by zoning district. Those uses which are allowed by special use permit in certain districts in the table of permitted uses may be requested in those districts only and may not be requested in other zoning districts.* In this case, the property is currently zoned R-1 Residential District. Under Section 14.04.002 of the Code, Fire/EMS facilities are listed in the table of permitted uses as a use that is allowed in an R-1 Residential zoning district with the approval of a special use permit. Therefore, a special use permit will be required for a Fire Station.

The applicant’s written statement notes the proposed Fire Station is intended to be roughly 7,500 square feet and staffed with seven full-time fire personnel. In order to accommodate the proposed Fire Station, a parking lot, drainage facilities, and onsite utilities (i.e. water well and sewer facility) are also proposed to be constructed on the property.

The first 215 feet along the front of the property lies within the corporate limits of the City of Bulverde. As shown in the attached site plan, that portion of the property is zoned R-1 Residential. The remainder of the property lies within Bulverde ETJ. Since the proposed lot and Fire Station are, for the most part, inside the city limits of Bulverde, development must comply with City Code.

The property is currently platted as Lots 1-R & 3-R, Honey Creek Ranches Subdivision. However, prior to the property being developed, the applicant will need to vacate and replat the property to include the proposed 5.597-acre lot for the Fire Station. The proposed plat, landscape buffer, and tree preservation plan are attached herein, but they will each be considered in a separate application and approval process.

SUGGESTED CONDITIONS:

Staff typically does not make a recommendation, but respectfully requests that the following conditions be added if the request is granted:

1. All plat and permit applications submitted for this property are subject to the requirements of the Code.
2. Approval of this special use permit does not constitute approval of any plats or building permits associated with this property.

3. The proposed Fire Station shall not have a negative effect on the health, safety, or welfare of the public or surrounding properties.
4. No other special uses are allowed under this special use permit.

CONSIDERATIONS FOR EVALUATION:

City Code provides direction to the Planning and Zoning Commission and City Council regarding the procedures and considerations involved in potentially granting any Special Use Permit. More specifically, Section 14.01.019(d) of the Code of Ordinances states:

“Every special use permit granted under the provisions of this article shall be considered as an amendment to the zoning ordinance and zoning map as applicable to such property, and shall be adopted as a separate ordinance. In granting such permit, the city council may impose such conditions as may be necessary to promote and protect the public health, safety, order, morals, convenience, prosperity and general welfare. Said conditions shall be complied with by the grantee before a certificate of occupancy may be issued...”

ATTACHMENTS:

- A. Application
- B. Statement of Purpose
- C. Site Plan
- D. Associated Plat
- E. Landscape Buffer Plan
- F. Tree Preservation Plan



Application for Special Use Permit (SUP)

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

www.ci.bulverde.tx.us

Date: _____

Case No. _____

Applicant Information:

Thomas Turk, P.E. (President)

Name	Phone	Fax
30475 Johnson Way Bulverde, TX 78163		president@CCESD#5.com
Address		Email

Property Owner Information:

Comal County Emergency Services District No. 5

Name	Phone	Fax
30475 Johnson Way Bulverde, TX 78163		president@CCESD#5.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: 26226 State HWY 46 W # 1 Spring Branch, TX 78070

Legal Description: Honey Creek Ranches Subdivision

Use Requested: Fire Stallon

The Following Must Be Submitted with Application:

1. A written statement describing the purpose and specific conditions of the request.
2. A site plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating applicable buildings with approximate square footages and proposed uses.
 - b. Site ingress and egress, including interior traffic circulation patterns and parking/loading areas
 - c. Location and uses of existing buildings within 200 feet (may be shown on separate plan/aerial photograph)
 - d. Existing zoning district classifications within 200 feet (may be shown on separate plan)
 - e. The 100-year floodplain if present on the property
3. A landscape/buffering plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating proposed landscaping, including the size, species and locations.
 - b. Other visual screening methods and their design, such as fences
4. A Tree Preservation and Replacement Plan must be submitted meeting the specifications of the Zoning Ordinance if development will necessitate removal of trees or affect the driplines of existing trees.

** Other items, including, but not limited to architectural renderings, traffic impact studies and noise studies may be requested. In addition, the Planning and Zoning Commission and City Council may request additional information by majority vote to render an informed decision.*

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


 Signature of Owner/Applicant _____ Date 11/10/20

Fees:
Special Use Permit Review Fee - \$750.00

Special Use Permit

for
Comal County ESD #5 Fire and Rescue Station
(Project No. 120126)

PREPARED FOR:

Jim Brinkley
Chair of Planning and Zoning Commission
30360 Cougar Bend
Council Chambers
Bulverde, TX 78163

February 2021



February 8, 2021

Jim Brinkley, Chair
City of Bulverde Planning and Zoning Commission
30360 Cougar Bend
Bulverde, TX 78163

RE: **Comal County ESD #5 Fire and Rescue Station**
Special Use Permit (SUP)

Dear Mr. Binkley:

The City of Bulverde's Code of Ordinances, specifically Chapter 14 Section 14.04002, requires that a Special Use Permit (SUP) be submitted and approved to develop a Fire Station within an R-1 zoning district. On behalf of Comal Emergency Services District #5, we are requesting approval of the ensuing SUP Application to develop a \pm 7,500 SF Fire Station on a 5.597-acre soon to be platted lot.

The proposed lot and fire station is within both the City of Bulverde and its ETJ. It is not inundated by the 100-year floodplain and approximately three (3) of the 5.597-acre lot will be disturbed to construct the fire station, its drainage facilities, and on-site utilities and parking lot. Attached is the proposed Site Plan for the proposed fire station. On a daily basis, the station will be staffed with 7 full-time fire personnel with minimal visitors expected. The property will be serviced by an on-site sewer facility and a private water well.

The project area is currently platted, however, we are in the process of vacating the 88.12-acre subdivision as recommended by the City of Bulverde's Development Staff. Current and previous ownership had earlier granted the Comal Independent School District portions of the 88.12-acres, so the City's recommendation was to vacate and re-establish the lots outside of the deeded areas. As such, the proposed subdivision is to be replatted and include the 5.597-acre lot for the fire station as well as a 61.906-acre lot of the previous owner and totaling 67.503 acres. Also attached is a copy of the proposed subdivision plat. It is our understanding that the owner of the 61.906-acre lot has no plans to develop their tract in the immediate future. As such, we are only requesting the special use designation for just the 5.597-acre property for the Fire Station.

Please accept this letter and application as the formal request for special use for the Comal County ESD #5 Fire and Rescue Station. If you should have any questions or need additional information, please do not hesitate to give me a call at (210) 581-1111.

Regards,

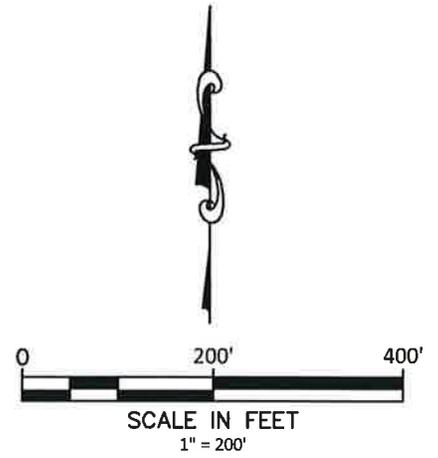


Steve Lin, PE
Senior Project Manager

- Encl(5):
1. Application for Special Use Permit
 2. Preliminary Plat
 3. Site Plan
 4. Landscape/Buffering Plan
 5. Tree Preservation Plan

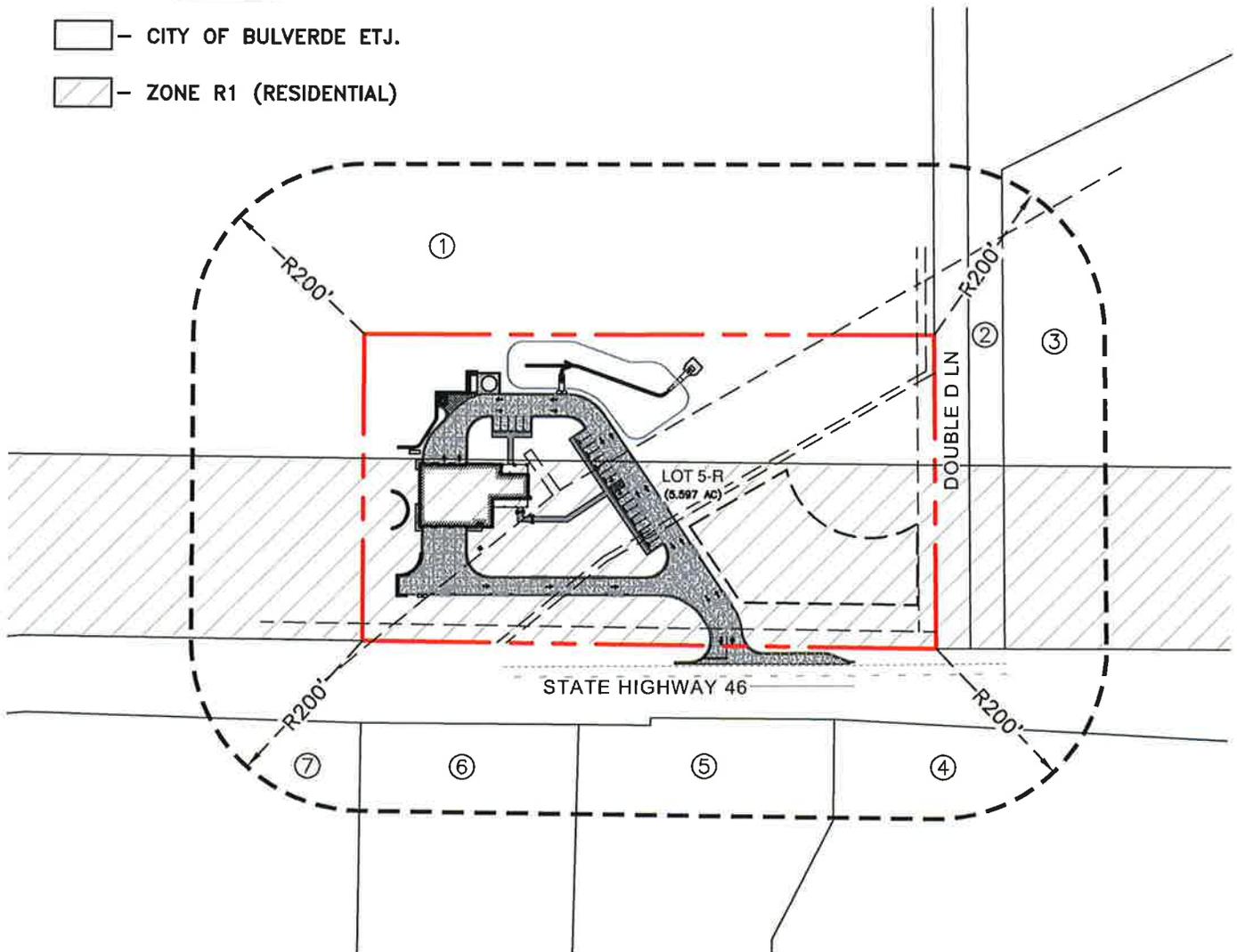
OWNER ADDRESS CHART

- | | |
|---|--|
| ① URBANCZK RONALD D & TERRY
26226 STATE HWY 46 WEST
SPRING BRANCH, TX 78070-3615 | ⑤ CIOMPERLIK KATHERYN AGOLD
14435 N LUPON RD
SAINT HEDWIG, TX 78152-9789 |
| ② DAWSON DENNIS E & JOANNE
1 DOUBLE D LN
SPRING BRANCH, TX 78070-3633 | ⑥ AGOLD JAMES W
104 H COGGINS LN
JONESBOROUGH, TN 37659-6512 |
| ③ JACKSON JOHN L & SHARON M
25520 STATE HWY 46 WEST
SPRING BRANCH, TX 78070-6755 | ⑦ GERVIN MAXINE AGOLD
530 INCA WAY
SALINAS, CA 93906-2602 |
| ④ ARCHDIOCESE OF SAN ANTONIO
25781 STATE HWY 46 WEST
SPRING BRANCH, TX 78070-3613 | |

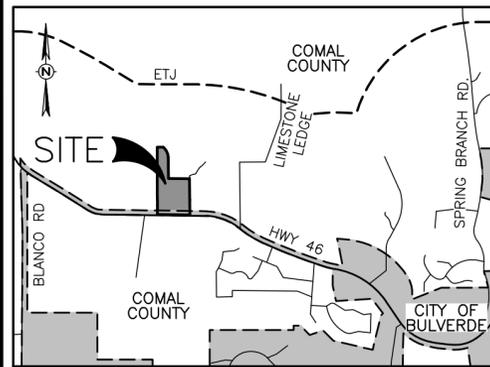


LEGEND

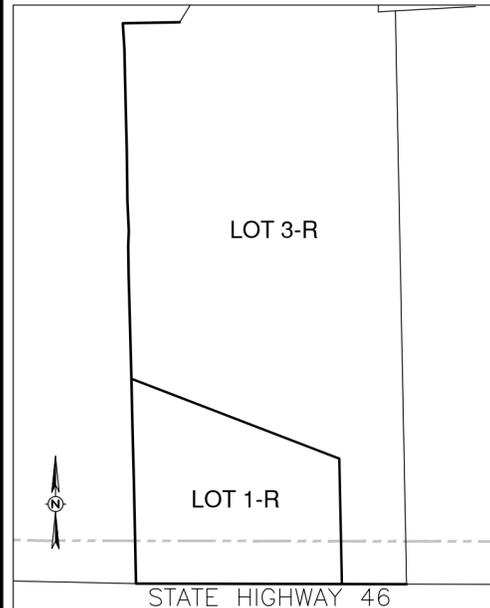
-  - CITY OF BULVERDE ETJ.
-  - ZONE R1 (RESIDENTIAL)



F:\2020\120126 COMAL COUNTY ESD #5 FIRE & RESCUE STATION\CIVIL 3D\DWG\ENGINEER\EXHIBITS\20201130_200FTOS_EXHIBIT.DWG



LOCATION MAP
NOT-TO-SCALE



STATE HIGHWAY 46
AREA BEING VACATED

SCALE: 1" = 600'

88.087 ACRES BEING VACATED WAS PREVIOUSLY PLATTED AS LOTS 1-R AND 3-R OF THE HONEY CREEK RANCHES SUBDIVISION PLAT RECORDED IN VOLUME 10, PAGES 268 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT.

(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFY THAT THESE LOTS ARE BEING VACATED.

OWNER: ANDREW KIM, SUPERINTENDENT
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35N
NEW BRAUNFELS, TEXAS 78130
(830) 221-2000

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER: THOMAS TURK, PRESIDENT
COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
30475 JOHNSON WAY
BULVERDE, TX 78163

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

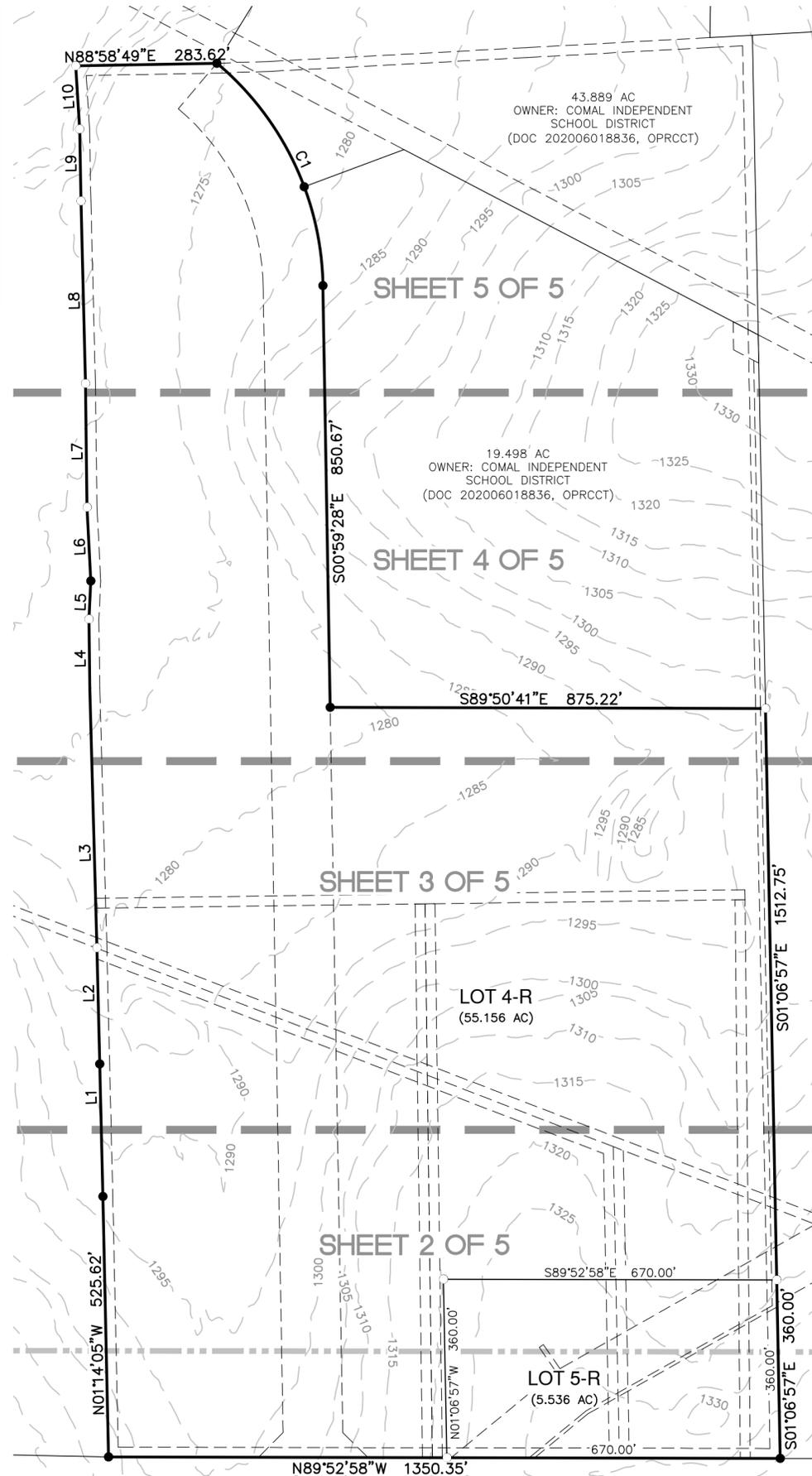
MY COMMISSION EXPIRES: _____

OWNER: RONALD URBANCZYK
STATE HIGHWAY 46 W #1
SPRING BRANCH, TX 78070

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



STATE OF TEXAS
COUNTY OF COMAL

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

OWNER/DEVELOPER: RONALD D. URBANCZYK, MANAGER
(LOT 4-R) U-5 GP, LLC, AND U BAR 5 PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF COMAL

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

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

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

OWNER/DEVELOPER: THOMAS TURK, PRESIDENT
(LOT 5-R) COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
30475 JOHNSON WAY
BULVERDE, TEXAS 78163

STATE OF TEXAS
COUNTY OF COMAL

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

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STEPHEN S. LIN, PE
LICENSED PROFESSIONAL ENGINEER NO. 108721

STATE OF TEXAS
COUNTY OF BEXAR

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

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.

DARRYL ZERCHER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

VACATE AND RESUBDIVISION PLAT OF HONEY CREEK RANCHES SUBDIVISION

BEING A 60.692 ACRE TRACT OF LAND, ESTABLISHING LOTS 4-R AND 5-R, VACATING LOTS 1-R AND 3-R AS RECORDED IN VOLUME 10, PAGE 268 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

CDS muery
ENGINEERS | SURVEYORS

100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

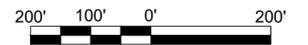
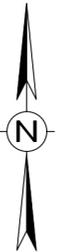
DATE OF PREPARATION: February 08, 2021

SURVEYOR & ENGINEER

CDS MUERY
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216
PHONE: (210) 581-1111
FAX: (210) 581-5555

DEVELOPER

COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
ATTN: THOMAS TURK, PRESIDENT
30475 JOHNSON WAY
BULVERDE, TEXAS 78163



SCALE: 1" = 200'

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPRC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY	VAR WID	VARIABLE WIDTH
ETJ	EXTRATERRITORIAL JURISDICTION	●	FOUND 1/2" IRON ROD
INT	INTERSECTION	○	SET 1/2" IRON ROD
MPCRCT	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	W	YELLOW CAP STAMPED CDS/MUERY S.A. TX.

---	1140	EXISTING CONTOURS
---	1140	PROPOSED CONTOURS
---	---	CITY OF BULVERDE LIMITS
---	---	CENTERLINE

NOTES:

1. THIS SUBDIVISION IS NOT IN THE 100 YEAR FLOOD ZONE AS DESIGNATED BY F.E.M.A. BASED ON PANEL NUMBERS 48091C0195F AND 48091C0185F EFFECTIVE DATE 09/02/2009.
2. THIS SUBDIVISION IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON U.S.G.S. MAP BERGHEIM QUADRANGLE.
3. WATER SOURCE IS PRIVATE WELLS.
4. THE SITE IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
5. SEWAGE TREATMENT SHALL BE BY PRIVATE SEPTIC SYSTEMS.

SURVEYOR'S NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
2. SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT. SURFACE-GRID X 1.00017; AND
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

THIS PLAT OF HONEY CREEK RANCHES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED.

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

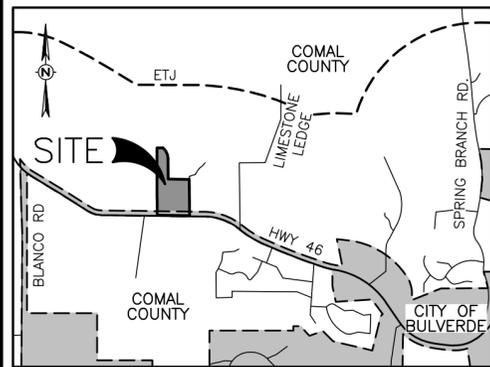
BY: _____
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF COMAL

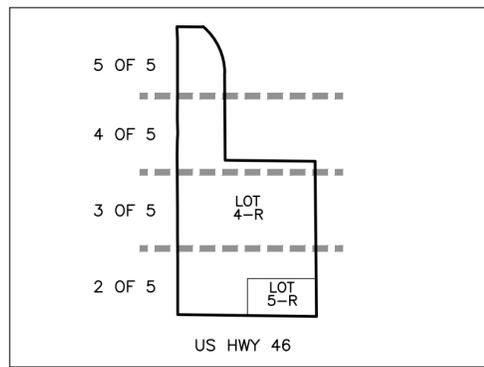
I, _____
COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, A.D. 20____, AT _____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT-TO-SCALE



SITE SHEET INDEX
NOT TO SCALE

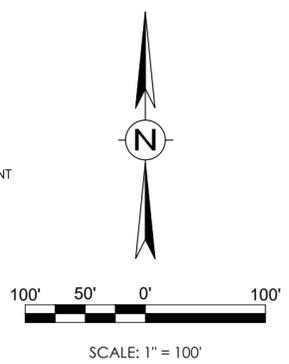
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY	VAR WD	VARIABLE WIDTH
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MPRCCT	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	W/YELLOW CAP STAMPED CDS/MUERY S.A. TX.

---	EXISTING CONTOURS
- - -	PROPOSED CONTOURS
---	CITY OF BULVERDE LIMITS
---	CENTERLINE

SURVEYOR & ENGINEER
 CDS MUERY
 100 NE LOOP 410, STE. 300
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 581-1111
 FAX: (210) 581-5555

DEVELOPER
 COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 ATTN: THOMAS TURK, PRESIDENT
 30475 JOHNSON WAY
 BULVERDE, TX 78163



VACATE AND RESUBDIVISION PLAT OF
HONEY CREEK RANCHES
 SUBDIVISION

BEING A 60.692 ACRE TRACT OF LAND, ESTABLISHING LOTS 4-R AND 5-R, VACATING LOTS 1-R AND 3-R AS RECORDED IN VOLUME 10, PAGE 268 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

CDS muery
 ENGINEERS | SURVEYORS
 100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
 (210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

DATE OF PREPARATION: February 08, 2021

STATE OF TEXAS
 COUNTY OF COMAL

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

OWNER/DEVELOPER: RONALD D. URBANCZYK, MANAGER (LOT 4-R)
 U-5 GP, LLC, AND U BAR 5 PROPERTIES, LLC

STATE OF TEXAS
 COUNTY OF COMAL

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

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/DEVELOPER: THOMAS TURK, PRESIDENT (LOT 5-R)
 COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 30475 JOHNSON WAY
 BULVERDE, TEXAS 78163

STATE OF TEXAS
 COUNTY OF COMAL

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

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

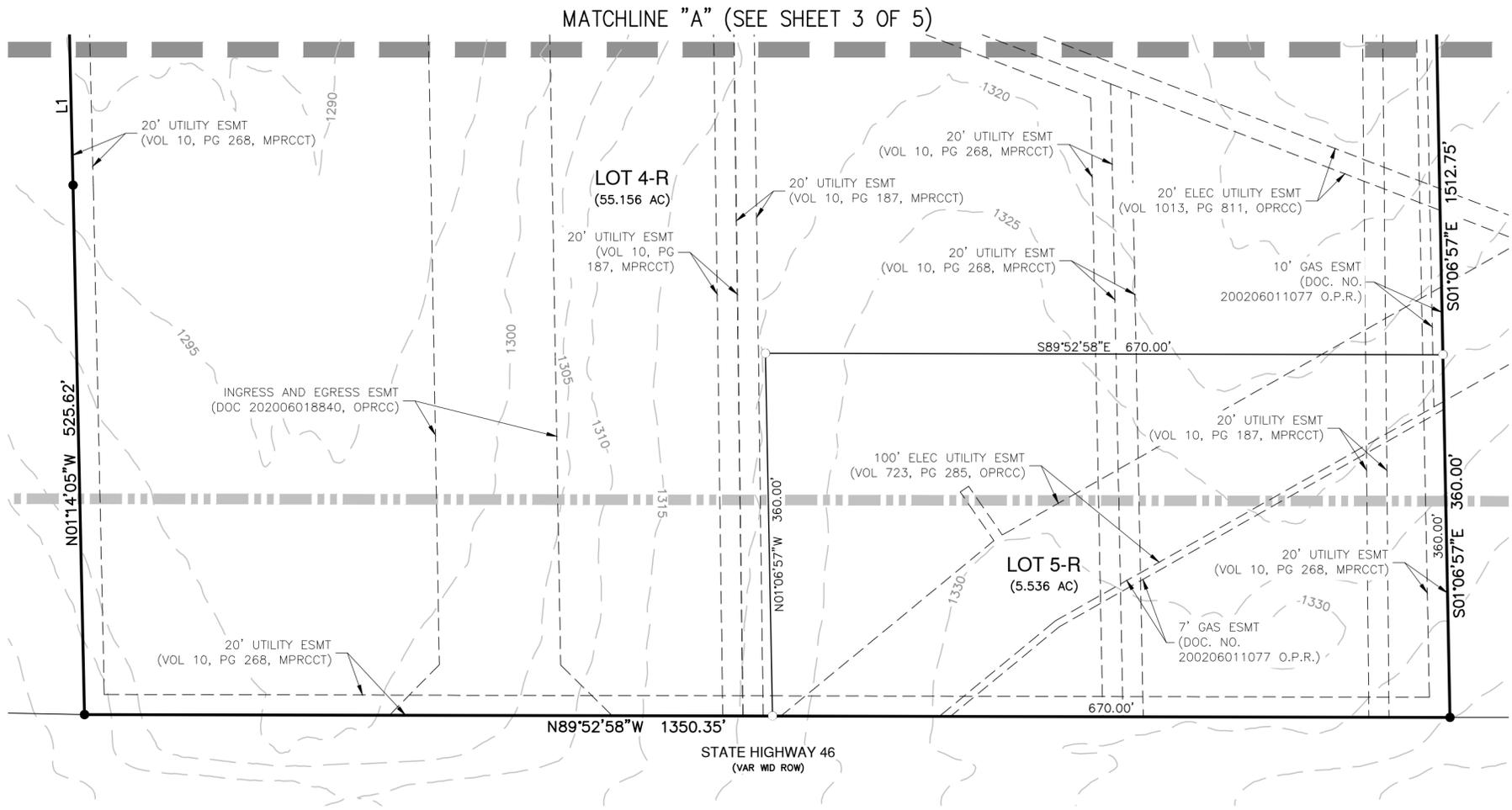
STEPHEN S. LIN, PE
 LICENSED PROFESSIONAL ENGINEER NO. 108721

STATE OF TEXAS
 COUNTY OF BEXAR

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

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.

DARRYL ZERCHER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609



Line Table

Line #	Length	Direction
L1	267.30'	N01°22'40"W

THIS PLAT OF HONEY CREEK RANCHES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED.

DATED THIS ____ DAY OF ____, A.D. 20__.

BY: _____
 CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

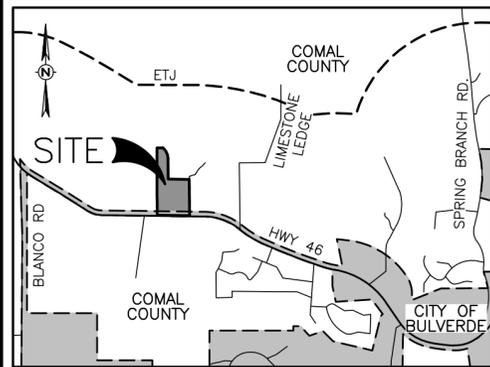
STATE OF TEXAS
 COUNTY OF COMAL

I, _____
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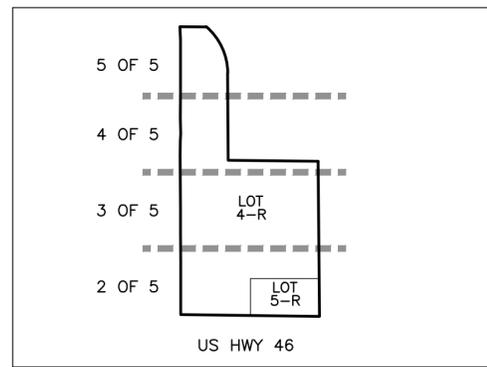
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

HONEY CREEK RANCHES SUBDIVISION
 Civil Job No. 120078
 Date: Feb 08, 2021, 12:15pm User: lds_046495.comos
 File: F:\2020\20126 Comal County ESD #5 Fire & Rescue Station\Civil 3D\Drawings\Engineer\PLAT\PL-120126.dwg



LOCATION MAP
NOT-TO-SCALE



SITE SHEET INDEX
NOT TO SCALE

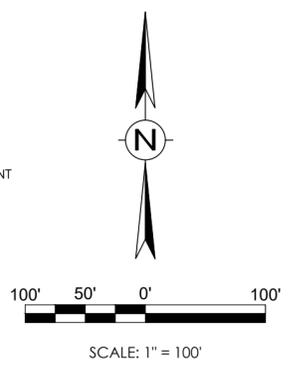
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
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---	EXISTING CONTOURS
- - -	PROPOSED CONTOURS
---	CITY OF BULVERDE LIMITS
⊕	CENTERLINE

SURVEYOR & ENGINEER
 CDS MUERY
 100 NE LOOP 410, STE. 300
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 581-1111
 FAX: (210) 581-5555

DEVELOPER
 COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 ATTN: THOMAS TURK, PRESIDENT
 30475 JOHNSON WAY
 BULVERDE, TX 78163



VACATE AND RESUBDIVISION PLAT OF
HONEY CREEK RANCHES
 SUBDIVISION

BEING A 60.692 ACRE TRACT OF LAND, ESTABLISHING LOTS 4-R AND 5-R, VACATING LOTS 1-R AND 3-R AS RECORDED IN VOLUME 10, PAGE 268 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

CDS muery
 ENGINEERS | SURVEYORS
 100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
 (210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

DATE OF PREPARATION: February 08, 2021

STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/DEVELOPER: RONALD D. URBANCZYK, MANAGER
 (LOT 4-R) U-5 GP, LLC, AND U BAR 5 PROPERTIES, LLC

STATE OF TEXAS
 COUNTY OF COMAL

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

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/DEVELOPER: THOMAS TURK, PRESIDENT
 (LOT 5-R) COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 30475 JOHNSON WAY
 BULVERDE, TEXAS 78163

STATE OF TEXAS
 COUNTY OF COMAL

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NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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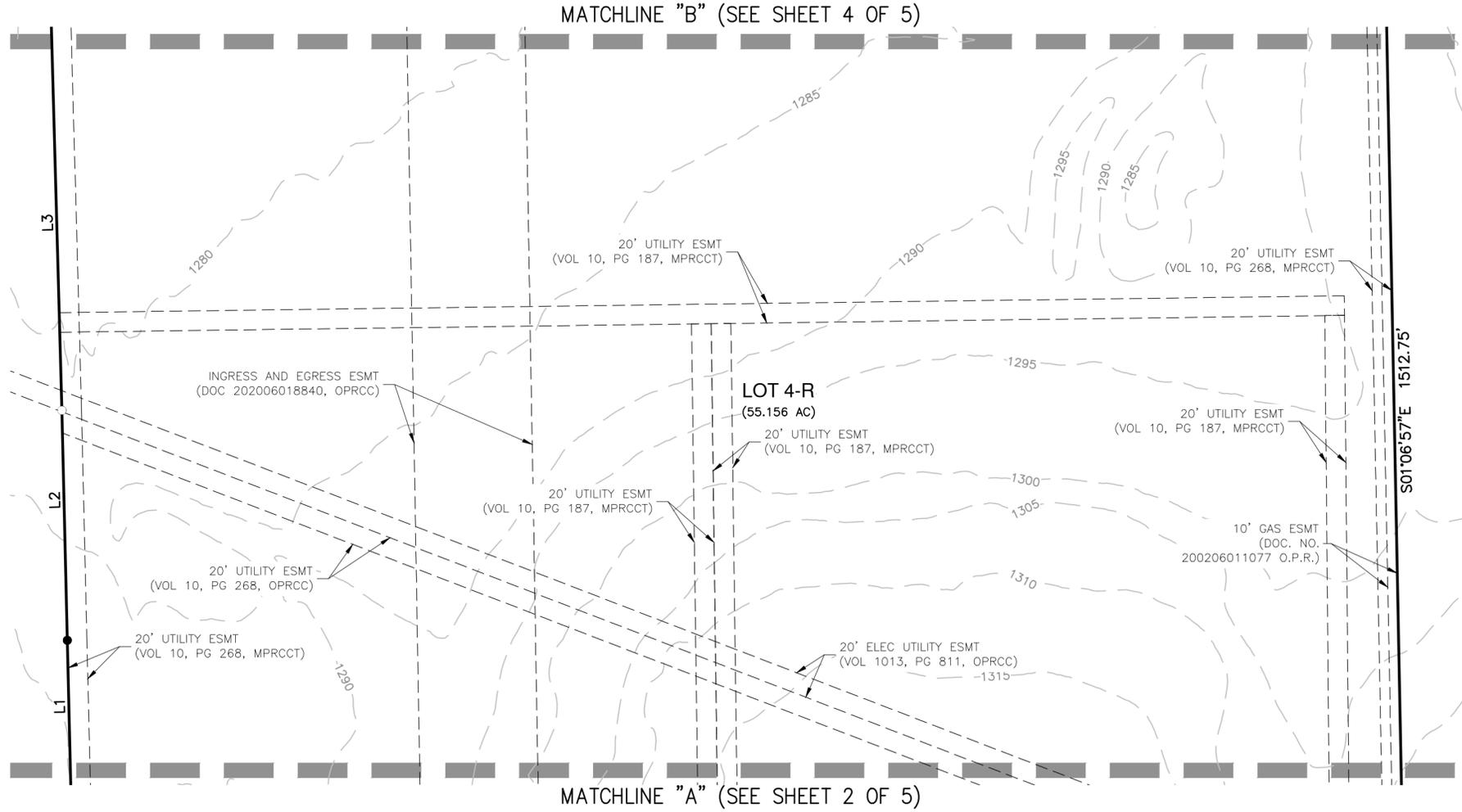
STEPHEN S. LIN, PE
 LICENSED PROFESSIONAL ENGINEER NO. 108721

STATE OF TEXAS
 COUNTY OF BEXAR

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DARRYL ZERCHER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609



Line Table

Line #	Length	Direction
L1	267.30'	N01°22'40"W
L2	234.49'	N01°20'30"W
L3	523.75'	N01°33'00"W

THIS PLAT OF HONEY CREEK RANCHES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED.

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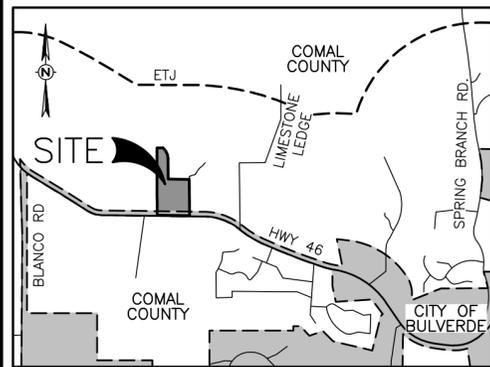
BY: _____
 CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF COMAL
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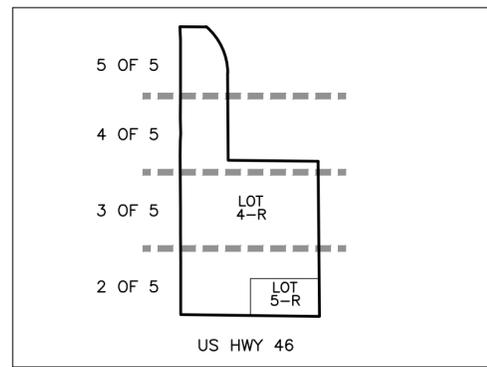
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

HONEY CREEK RANCHES SUBDIVISION
 Civil Job No. 120078
 Date: Feb 08, 2021, 12:15pm User: lds_046495-0000
 File: F:\2020\20126 Comal County ESD #5 Fire & Rescue Station\Civil 3D\Drawings\Engineer\PLAT\PL-120126.dwg



LOCATION MAP
NOT-TO-SCALE



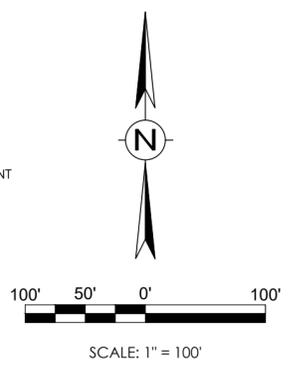
SITE SHEET INDEX
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LEGEND

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BLK	BLOCK	PG	PAGE(S)
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SURVEYOR & ENGINEER
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 PHONE: (210) 581-1111
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DEVELOPER
 COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 ATTN: THOMAS TURK, PRESIDENT
 30475 JOHNSON WAY
 BULVERDE, TX 78163



VACATE AND RESUBDIVISION PLAT OF
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BEING A 60.692 ACRE TRACT OF LAND, ESTABLISHING LOTS 4-R AND 5-R, VACATING LOTS 1-R AND 3-R AS RECORDED IN VOLUME 10, PAGE 268 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

CDS muery
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DATE OF PREPARATION: February 08, 2021

STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/DEVELOPER: RONALD D. URBANCZYK, MANAGER
 (LOT 4-R) U-5 GP, LLC, AND U BAR 5 PROPERTIES, LLC

STATE OF TEXAS
 COUNTY OF COMAL

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NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/DEVELOPER: THOMAS TURK, PRESIDENT
 (LOT 5-R) COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 30475 JOHNSON WAY
 BULVERDE, TEXAS 78163

STATE OF TEXAS
 COUNTY OF COMAL

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NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
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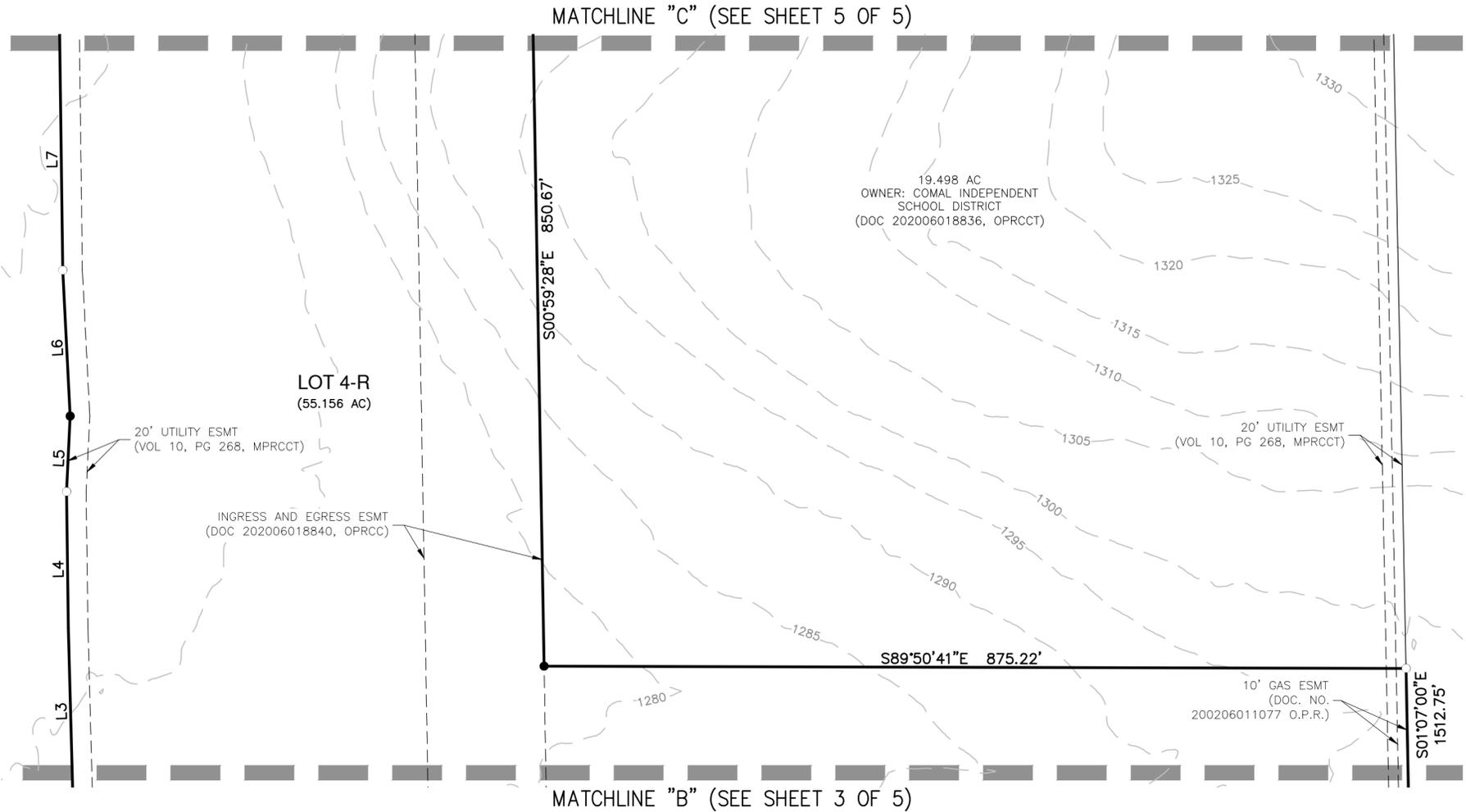
STEPHEN S. LIN, PE
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STATE OF TEXAS
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DARRYL ZERCHER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609



Line Table

Line #	Length	Direction
L3	523.75'	N01°33'00"W
L4	139.11'	N00°46'10"W
L5	77.12'	N02°43'10"E
L6	148.80'	N02°53'20"W
L7	249.70'	N00°43'30"W

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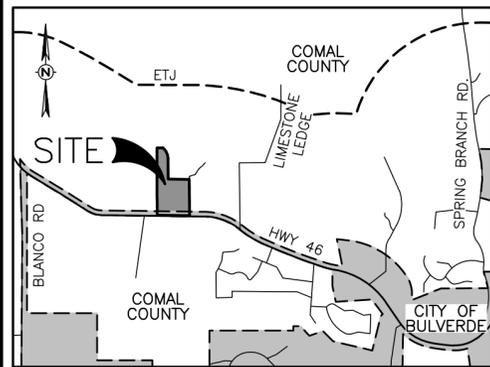
BY: _____
 CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF COMAL
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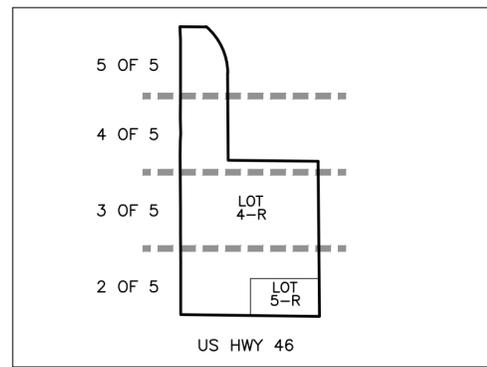
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LOCATION MAP
NOT-TO-SCALE



SITE SHEET INDEX
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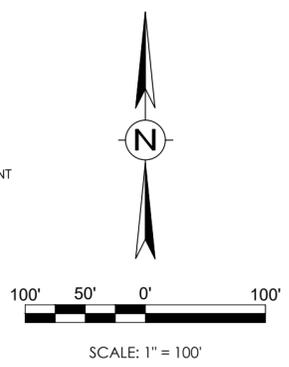
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BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY	VAR WID	VARIABLE WIDTH
ETJ	EXTRATERRITORIAL JURISDICTION	○	FOUND 1/2" IRON ROD
INT	INTERSECTION	●	SET 1/2" IRON ROD
MPCRCT	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	W/YELLOW CAP STAMPED CDS/MUERY S.A. TX.

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	CITY OF BULVERDE LIMITS
---	CENTERLINE

SURVEYOR & ENGINEER
 CDS MUERY
 100 NE LOOP 410, STE. 300
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 581-1111
 FAX: (210) 581-5555

DEVELOPER
 COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 ATTN: THOMAS TURK, PRESIDENT
 30475 JOHNSON WAY
 BULVERDE, TX 78163



VACATE AND RESUBDIVISION PLAT OF
HONEY CREEK RANCHES
 SUBDIVISION

BEING A 60.692 ACRE TRACT OF LAND, ESTABLISHING LOTS 4-R AND 5-R, VACATING LOTS 1-R AND 3-R AS RECORDED IN VOLUME 10, PAGE 268 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

CDS muery
 ENGINEERS | SURVEYORS
 100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
 (210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

DATE OF PREPARATION: February 08, 2021

STATE OF TEXAS
 COUNTY OF COMAL

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

OWNER/DEVELOPER: RONALD D. URBANCZYK, MANAGER
 (LOT 4-R) U-5 GP, LLC, AND U BAR 5 PROPERTIES, LLC

STATE OF TEXAS
 COUNTY OF COMAL

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

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF COMAL

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

OWNER/DEVELOPER: THOMAS TURK, PRESIDENT
 (LOT 5-R) COMAL COUNTY EMERGENCY SERVICES DISTRICT #5
 30475 JOHNSON WAY
 BULVERDE, TEXAS 78163

STATE OF TEXAS
 COUNTY OF COMAL

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

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

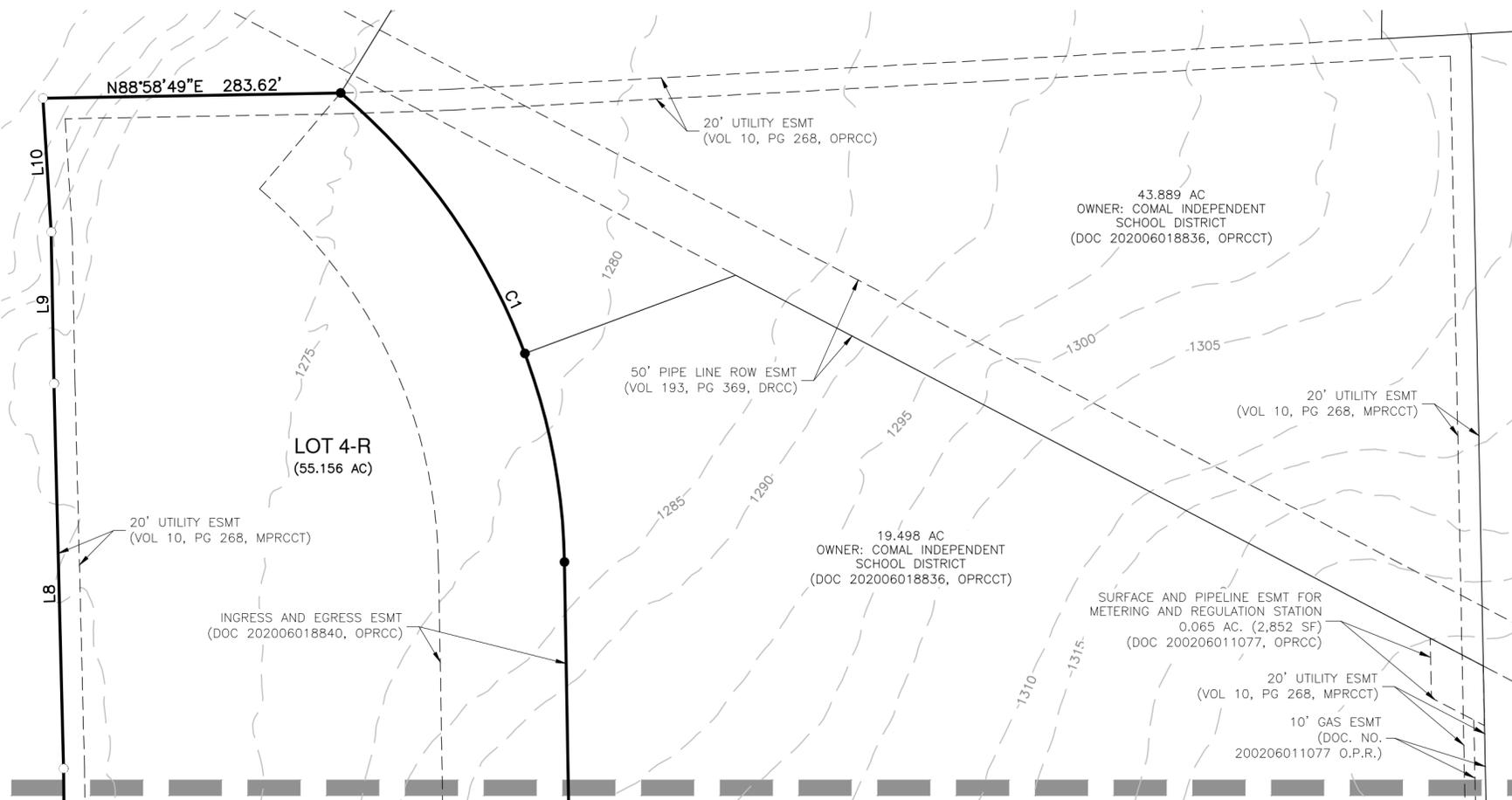
STEPHEN S. LIN, PE
 LICENSED PROFESSIONAL ENGINEER NO. 108721

STATE OF TEXAS
 COUNTY OF BEXAR

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

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.

DARRYL ZERCHER, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609



MATCHLINE "C" (SEE SHEET 4 OF 5)

CURVE TABLE

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	511.87'	600.00'	48.88	511.87	S25°26'21"E	496.49'

Line Table

Line #	Length	Direction
L8	368.14'	N01°24'40"W
L9	144.97'	N01°02'50"W
L10	128.06'	N03°31'10"W

THIS PLAT OF HONEY CREEK RANCHES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED.

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

BY: _____
 CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

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

HONEY CREEK RANCHES SUBDIVISION
 Civil Job No. 120078
 Date: Feb 08, 2021, 12:15pm User: ldr_046495-0000
 File: F:\2020\20126 Comal County ESD #5 Fire & Rescue Station\Civil 3D\Drawings\Engineer\PLAT\PL-120126.dwg



date 12/16/2020

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X S	CONDITION	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X S	CONDITION	SPACING
	CCT	11	CERCIS CANADENSIS VAR. TEXENSIS / TEXAS REDBUD	15 GAL	8' MIN.	DECIDUOUS		DW	3	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL			60" o.c.
	IV	5	ILEX VOMITORIA / YAUPON HOLLY	15 GAL	8' MIN.	EVERGREEN		EC	9	EUPATORIUM COELESTINUM / BLUE MISTFLOWER	1 GAL			36" o.c.
	QM	7	QUERCUS MUEHLENBERGII / CHINQUAPIN OAK	3" CAL	12' HT. MIN.	DECIDUOUS/ B&B		LH	7	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL			36" o.c.
	QV	3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL	12' HT. MIN.	B&B		OL	1	OPUNTIA ENGELMANNII LINDHEIMERI / TEXAS PRICKLY PEAR CACTUS	5 GAL			48" o.c.
	RL	6	RHUS LANCEOLATA / PRAIRIE SUMAC	30 GAL	8'-10' HT.			RL2	19	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' / DWARF ROSEMARY	1 GAL			48" o.c.
	TD	2	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL	12' HT. MIN.	DECIDUOUS/ B&B		SA	75	SALVIA GREGGII 'CORAL' / AUTUMN SAGE	1 GAL			30" o.c.
	UC	5	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL	12' HT. MIN.	DECIDUOUS/ B&B								

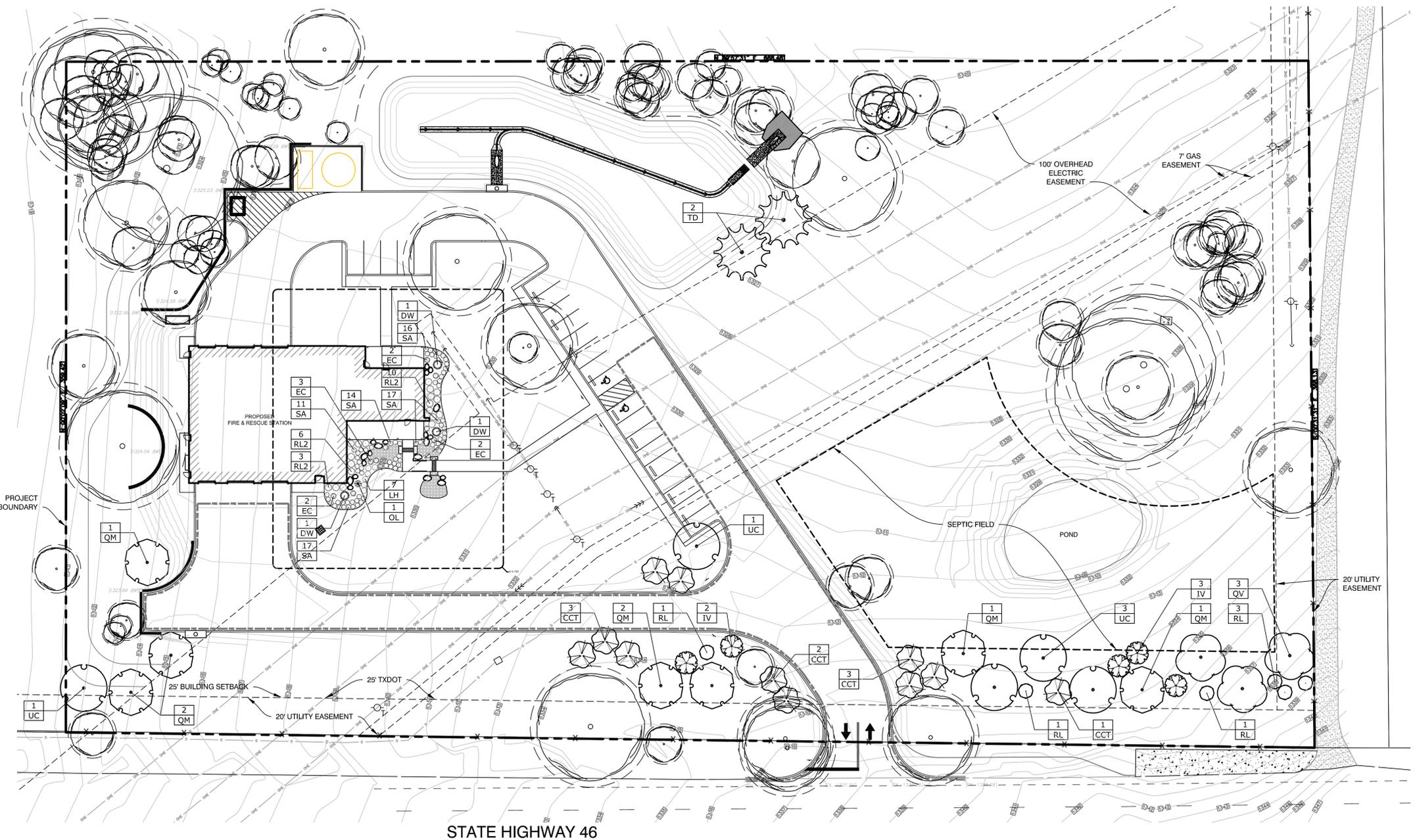
CANOPY TREES @ 50LF OF STREET FRONTAGE
 410 LF + 225 LF = 635 / 50 = 13 CANOPY TREES REQUIRED
 5 EXISTING
 8 PROPOSED (MIN.)
 24" WIDE PAVESTONE REQUIRED AT PARKING AS SHOWN

SECTION 14.5 SPECIAL DISTRICTS
 SCENIC GATEWAY OVERLAY
 25' LANDSCAPE BUFFER WITH 1 TREE (NEW OR EXISTING) PER 10 LF OF ROADWAY FRONTAGE
 ROADWAY FRONTAGE = 635 LF / 10 = 64 TREES

LEGEND

- EXISTING TREES TO BE PRESERVED
- EXISTING TREES TO BE REMOVED
- WASHED RIVER GRAVEL, HICKORY CREEK OR TEXAS BLEND, 2" - 4"
- PLAN NORTH
- TRUE NORTH

1 OVERALL SITE PLAN
 PLANTING PLAN
 1" = 30' - 0"



Comal County
ESD No. 5
 Bulverde, Texas

revisions:



745 e mulberry ave suite 601
 san antonio texas 78212
 telephone: 210.733.3535
 web: www.rvk-architects.com

DESIGN DEVELOPMENT
L-100

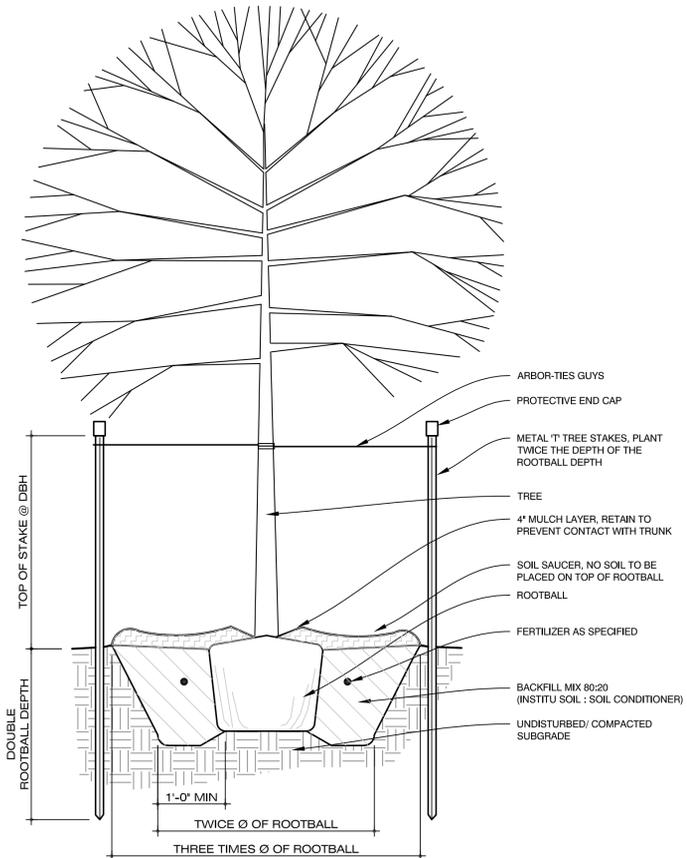
PLANTING PLAN



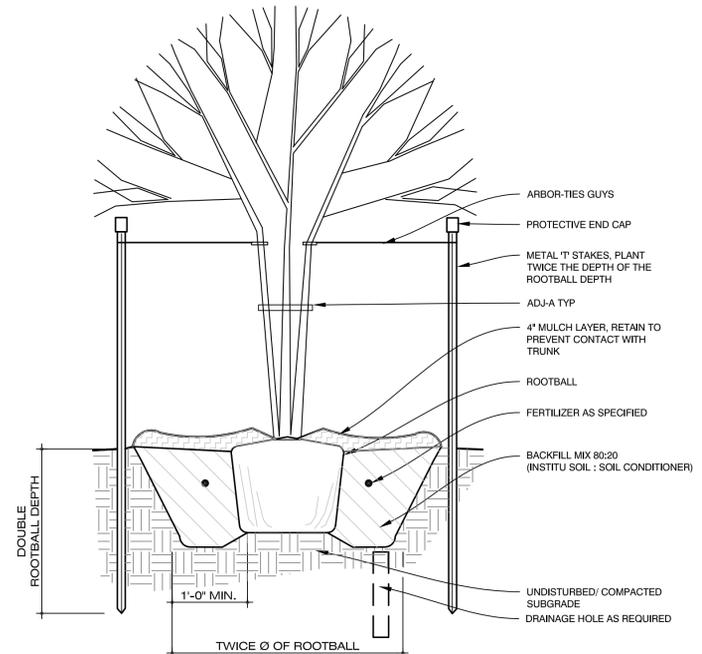
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IRRIGATION NOTES

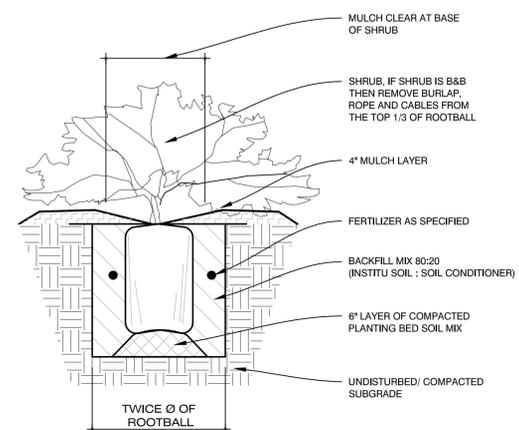
- The installation of the landscape irrigation system is to be implemented through the design/build delivery approach with review and approval of the irrigation system design documentation by the Landscape Architect and Owner's Representative.
- The Contractor is responsible for the irrigation design.
- The Contractor is responsible for coordination of any plan review and permitting requirements associated with the irrigation design.
- The irrigation plan, when complete shall conform to the design parameters of the irrigation design standards set out in Chapter 344, Subchapter D, Rule 344.40, Subchapter F, Rule 344.60, 344.61 and 344.62 of the Texas Administrative Code.
- The irrigation design and installation shall provide coverage in the areas indicated.
- Provide pop-up spray and/or rotary sprinkler heads as required to provide full and complete coverage of turf areas.
- Provide subsurface drip as required to provide full and complete coverage of planting beds.
- Provide tree bubblers at each new tree. A tree layout containing multiple rings of subsurface drip tubing may be utilized in lieu of tree bubblers.
- The irrigation contractor shall be responsible for making himself familiar with the specifications and all submittal requirements.
- All irrigation work shall be under the supervision of a Texas licensed Irrigator.
- The Irrigation contractor shall be responsible for any coordination with other contractors as required to accomplish irrigation installation.
- It is the Irrigation contractor's responsibility to coordinate piping with the landscape subcontractor to avoid conflict with trees and planting beds.
- Irrigation contractor shall be responsible for sleeves and chases wherever piping or conduit passes, under all paving, through walls, etc. Coordinate with architectural and civil drawings, general contractor and other subcontractors as required.
- All sleeves shall be Schedule 40 PVC sized a minimum twice the diameter of pipe or combination of pipes enclosed within the sleeve.
- Provide a separate 2" Schedule 40 PVC sleeve where field wiring passes under paving.
- All spray heads and tree bubblers shall have flexible attachment via a 1/2" swing joint; unitized, factory assembled, constructed of polyethylene tubing.
- All rotary heads shall have flexible attachment via a swing joint; unitized, factory assembled, constructed of polyethylene tubing. Size swing joint to head inlet.
- All spray heads and tree bubblers shall have factory installed check valves.
- Refer to civil drawings for grading plan.
- Refer to landscape drawings for planting plan.



- NOTES:
- PLACE STAKES IN THE DIRECTION OF PREDOMINANT WINDS OF THE AREA.
 - THE TREE PLANTING PIT SHALL BE NO LESS THAN THREE TIMES THE DIAMETER OF THE ROOTBALL AT FINISH GRADE
 - REMOVE ALL BURLAP WRAP, ROPES AND CABLES FROM THE ROOTBALL FROM B&B MATERIAL.
 - SCARIFY ALL SIDES AND BOTTOM OF TREE PIT FOR ROOT PENETRATION



- NOTES:
- PLACE STAKES IN THE DIRECTION OF PREDOMINANT WINDS OF THE AREA.
 - THE TREE PLANTING PIT SHALL BE NO LESS THAN TWO TIMES THE DIAMETER OF THE ROOTBALL
 - REMOVE ALL BURLAP WRAP, ROPES AND CABLES FROM THE ROOTBALL FROM B&B MATERIAL.
 - SCARIFY ALL SIDES AND BOTTOM OF TREE PIT FOR ROOT PENETRATION



1 LARGE TREE

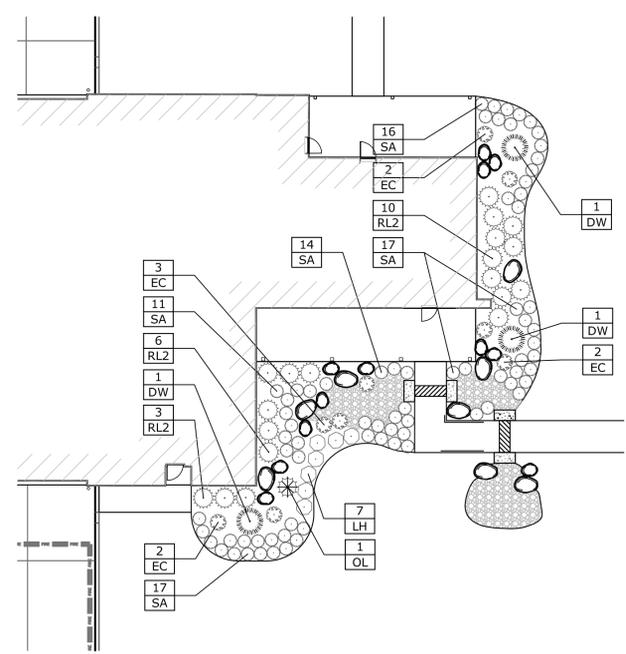
NTS

2 SMALL TREE

NTS

3 SHRUB

NTS



4 PARTIAL PLANTING PLAN ENLARGEMENT

1/16" = 1'

Comal County
ESD No. 5
 Bulverde, Texas

revisions:



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DESIGN
 DEVELOPMENT

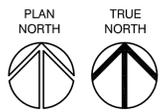
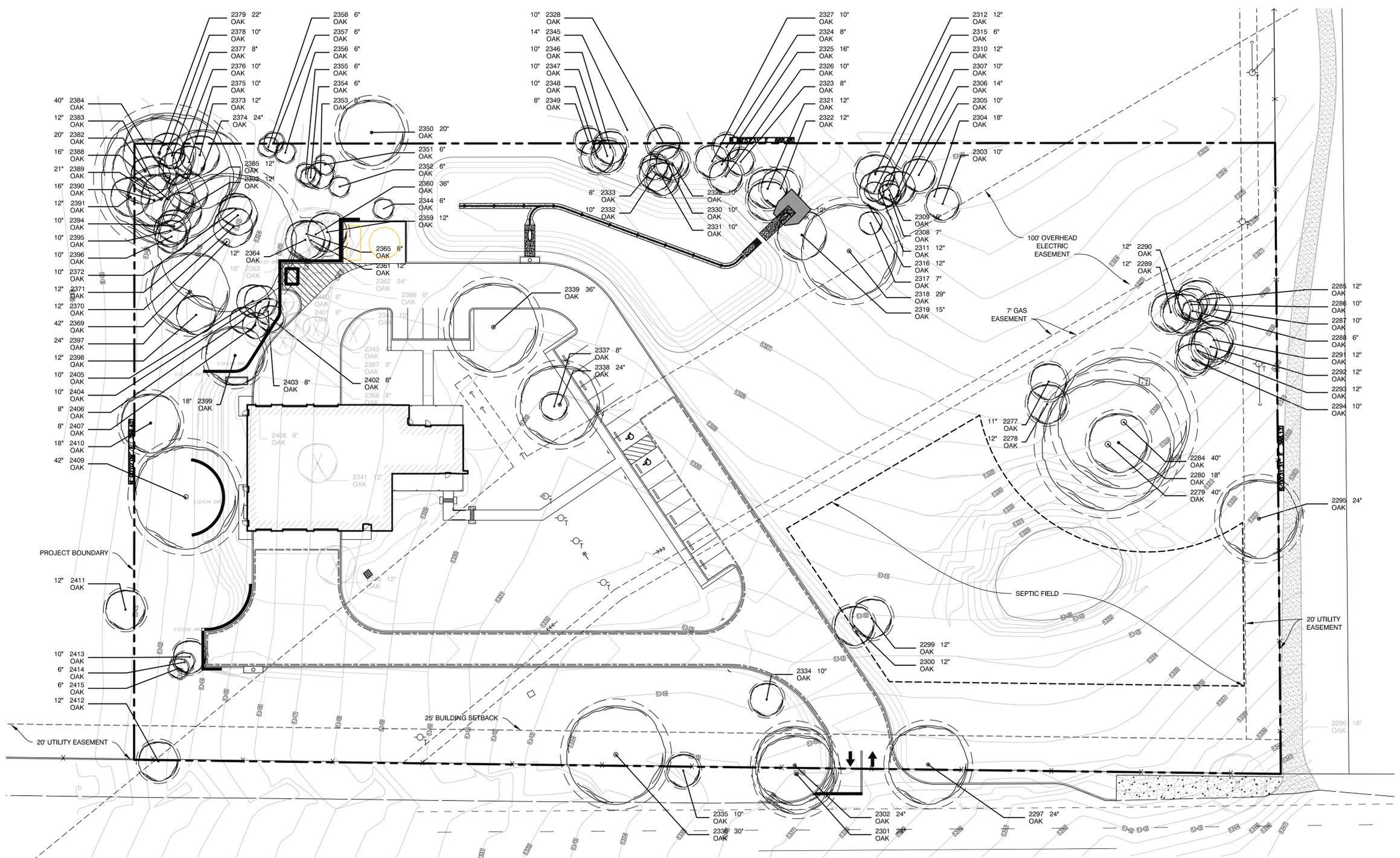
L-101

PLANTING DETAILS



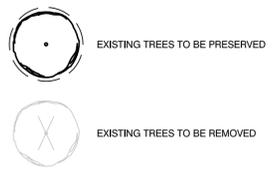
date 12/16/2020

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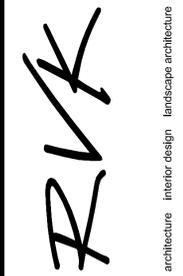
1 OVERALL SITE PLAN
TREE PRESERVATION
1" = 30' - 0"

OVERALL SITE PLAN



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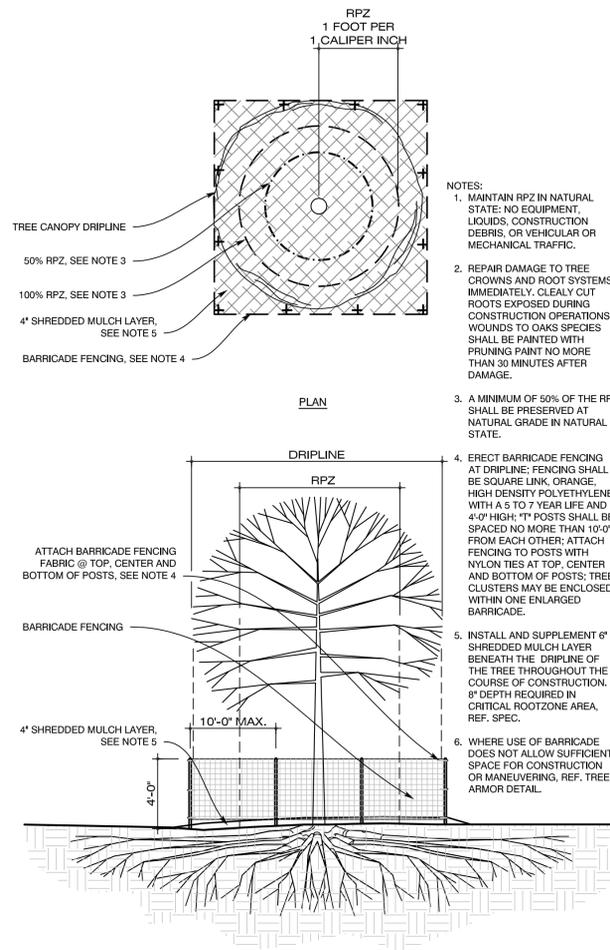
DESIGN
DEVELOPMENT

TP-100

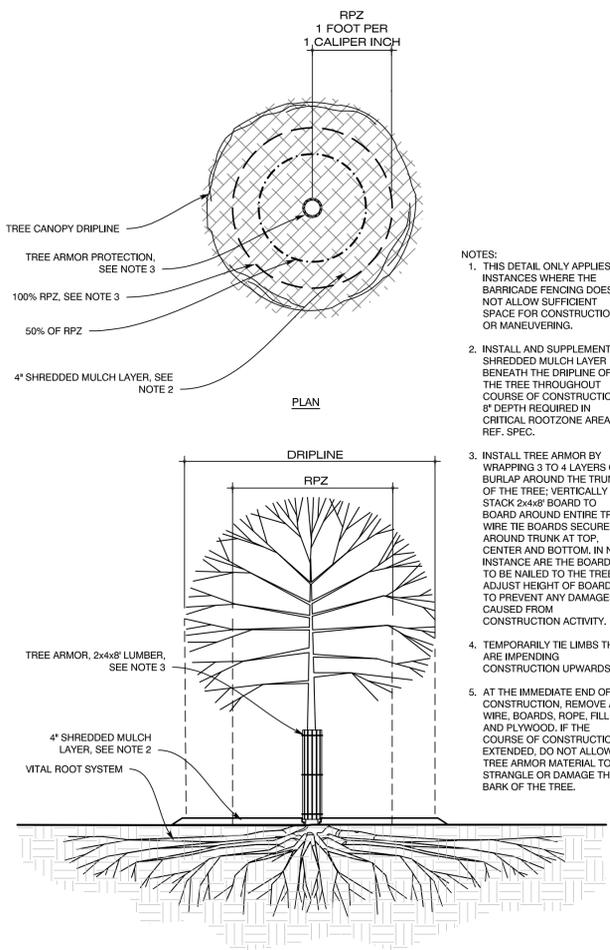
TREE PRESERVATION PLAN



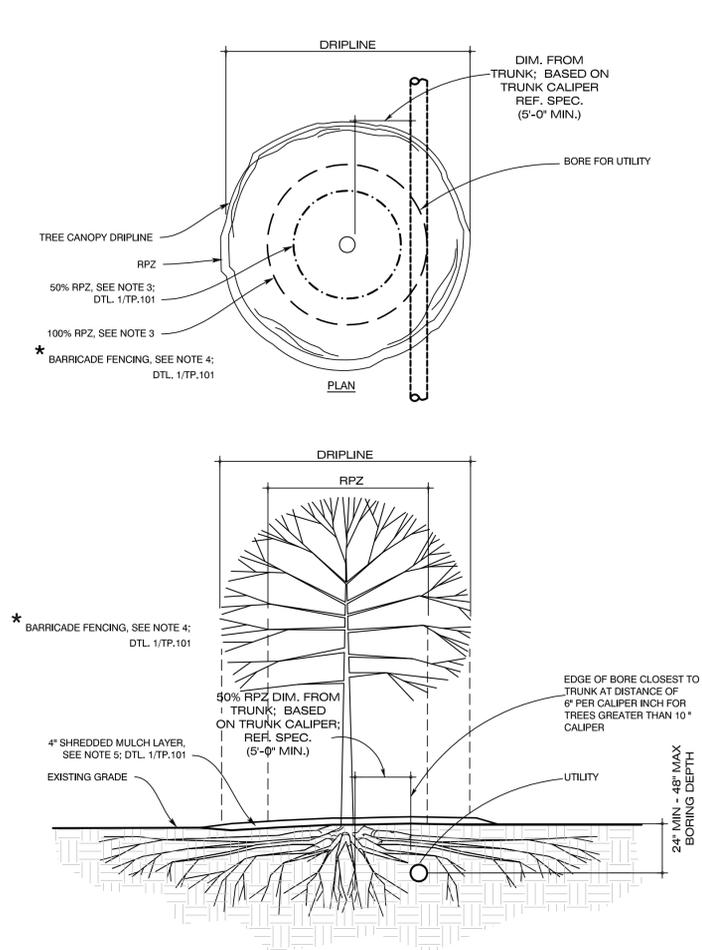
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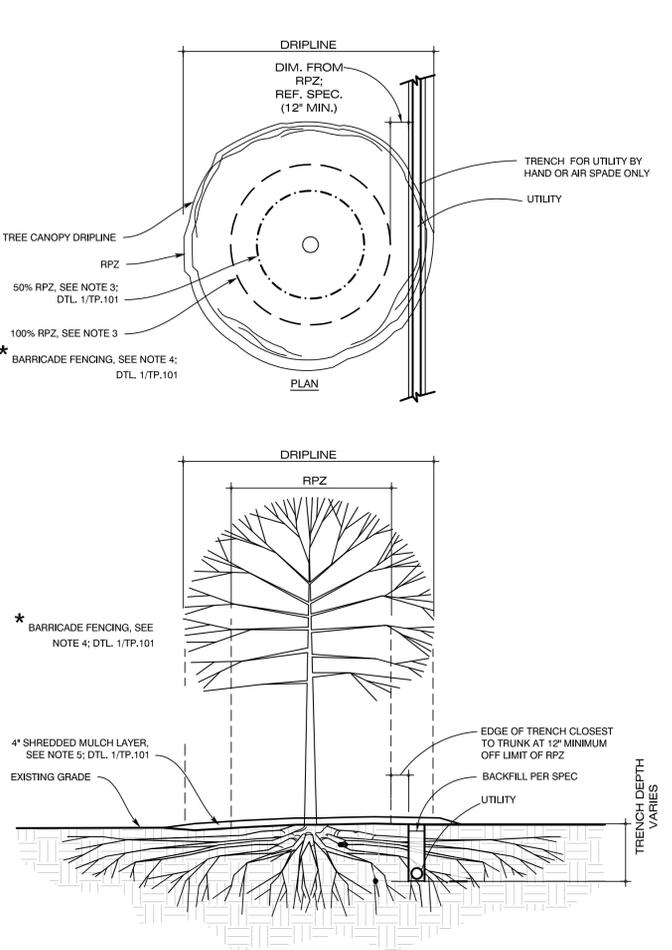
1 RPZ PROTECTIVE BARRICADE
NTS



2 TREE ARMOR
NTS



3 BORING WITHIN RPZ
NTS



4 TRENCHING ADJACENT RPZ
NTS

CITY OF SAN ANTONIO - UDC V-5-35-523 (2016)										
TREE PRESERVATION INVENTORY - ESD #5										
#	SPECIES	DBH	CODE	PROTECTED TREES 6'-24'		SPECIMEN TREES 24.1'-36'		MAJESTIC TREES 36.1'+		NOTES
				REMOVED	PRESERVED	REMOVED	PRESERVED	REMOVED	PRESERVED	
2277	OAK	11	P		11					
2278	OAK	12	P		12					
2279	OAK	40	P						40	
2280	OAK	18	P		18					
2284	OAK	40	P						40	
2285	OAK	12	P		12					
2286	OAK	10	P		10					
2287	OAK	10	P		10					
2288	OAK	6	P		6					
2289	OAK	12	P		12					
2290	OAK	12	P		12					
2291	OAK	12	P		12					
2292	OAK	12	P		12					
2293	OAK	12	P		12					
2294	OAK	10	P		10					
2295	OAK	24	P		24					
2296	OAK	18	P		18					
2297	OAK	24	P		24					
2298	OAK	12	P		12					
2300	OAK	12	P		12					
2301	OAK	24	P		24					
2302	OAK	24	P		24					
2303	OAK	10	P		10					
2304	OAK	18	P		18					
2305	OAK	10	P		10					
2306	OAK	14	P		14					
2307	OAK	10	P		10					
2308	OAK	7	P		7					
2309	OAK	6	P		6					
2310	OAK	12	P		12					
2311	OAK	12	P		12					
2312	OAK	12	P		12					
2315	OAK	6	P		6					
2316	OAK	12	P		12					
2317	OAK	7	P		7					
2318	OAK	29	P		29					
2319	OAK	15	P		15				29	
2320	OAK	12	P		12					
2321	OAK	12	P		12					
2322	OAK	12	P		12					
2323	OAK	8	P		8					
2324	OAK	8	P		8					
2325	OAK	16	P		16					
2326	OAK	10	P		10					

2327	OAK	10	P		10						
2328	OAK	10	P		10						
2329	OAK	10	P		10						
2330	OAK	10	P		10						
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2338	OAK	24	P		24						
2339	OAK	36	P						36		
2340	OAK	12	R		12						
2341	OAK	12	R		12						
2342	OAK	10	R		10						
2343	OAK	8	R		8						
2344	OAK	6	P						6		
2345	OAK	14	P		14						
2346	OAK	10	P		10						
2347	OAK	10	P		10						
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2349	OAK	8	P		8						
2350	OAK	20	P		20						
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2360	OAK	36	P								
2361	OAK	12	P		12				38		
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2368	OAK	8	R		8						
2369	OAK	42	P							42	
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2373	OAK	12	P		12						
2374	OAK	24	P		24						
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2377	OAK	8	P		8						

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2379	OAK	22	P		22						
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2383	OAK	12	P		12						
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2388	OAK	16	P		16						
2389	OAK	21	P		21						
2390	OAK	16	P		16						
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2399	OAK	18	P		18						
2400	OAK	6	R		6						
2401	OAK	8	R		8						
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2408	OAK	8	R		8						
2409	OAK	42	P						42		
2410	OAK	18	P		18						
2411	OAK	12	P		12						
2412	OAK	12	P		12						
2413	OAK	10	P		10						
2414	OAK	6	P		6						
2415	OAK	6	P		6						

TOTAL TREE COUNT (Trees)	12	108	0	4	0	5	129	TREES COUNTED ON SITE
SUBTOTALS (Inches)	110	1288	0	131	0	204	1733	TOTAL INCHES
TOTAL PER CATEGORY (Inches)		1398		131		204		
PERCENT PRESERVED	+	92%	+	100%	+	100%		97% AVERAGE PRESERVATION RATE
NON RES./MULTI FAM PRESERVATION REQUIRED		100%		100%		100%	117	TREES PRESERVED
REPLACEMENT REQUIRED (Inches)		110		0		0	12	TREES REMOVED
MITIGATION RATE		1:1		1:1		3:1		
TOTAL REPLACEMENT REQUIRED (Inches)						110		MITIGATION BALANCE (INCHES)

Comal County
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DESIGN DEVELOPMENT
TP-101