



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – April 15, 2021

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

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

3) REGULAR AGENDA ITEMS

- A. PC-21-05 (Final Plat): Consideration of a Final Plat (Revision) for Belle Oaks Ranch, Phase VIII, generally located on the east side of Blanco Road approximately 1.2 miles south State Highway 46.
- B. VR-21-01: Consider a request by OTG Coffee, LLC, for a variance to Section 3.08.102(a)(2) of the City of Bulverde Code of Ordinances at 104 Bulverde Crossing.

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 April 12, 2021.

Susana Huerta 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: March 11, 2021

Meeting Duration: 6:01 p.m. to 7:35 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 Sisk, to approve the minutes of the February 11, 2021 meeting. Motion passed 7-0.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

The first agenda item considered was item C. All other items (A, B, and D) were considered, respectively.

- 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. ***Director Ramos presented the staff report for this agenda item to the Commission. After discussion and consideration, Commissioner Bullock made a motion, seconded by Commissioner Hays, to recommend approval of the Final Plat for Uecker Tract, Unit 3 subject to comments and corrections requested by the Commission. Motion passed 7-0.***
- 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. ***Director Ramos presented the staff report for this agenda item to the Commission. After discussion and consideration, Commissioner Hays made a motion, seconded by Commissioner Lubel, to recommend denial of the Final Plat for Parrish Hwy 46. Motion passed 7-0.***
- C. PDD-21-01 (PDD Amendment): 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. ***Director Ramos presented the staff report for this agenda item to the Commission. Tim Herring, a representative of the HIS Centre, answered questions from Planning & Zoning Commissioners regarding this request. After further discussion, Commissioner Bullock made a motion, seconded by Commissioner Hays, to recommend approval of the PDD Amendment. Motion passed 7-0.***
- D. SUP-21-03 (Special Use Permit): Hold a public hearing and consider a request by CDS Muery, on behalf of Comal County Emergency Services District #5, for approval of a Special Use Permit for a Fire Station on an approximately 25-acre tract of land, generally located near the Northwest corner of State Highway 46 W and Double D Lane. ***Director Ramos presented the staff report for this agenda item to the Commission. Representatives from CDS Muery and Comal ESD #5 answered questions from***

Planning & Zoning Commissioners regarding this special use permit request. After discussion and public comments made by citizens, Commissioner Bullock made a motion, seconded by Commissioner Hays, to recommend approval of the Special Use Permit for a Fire Station subject to the conditions suggested by City staff. Motion passed 7-0.

PUBLIC COMMENTS

Departing Commissioner Hays was recognized by Commissioner Bullock, who spoke on his contributions to the Planning & Zoning Commission.

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

None

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:35 p.m. I certify that the above minutes were approved by the Commission on April 15, 2021.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-21-05
FINAL PLAT
Belle Oaks Ranch, Phase VIII

MEETING DATE: April 15, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta Ramos, AICP, Planning Director

REQUEST:

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

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Southernland Belle Oaks, LLC
Legal Description: A 113.423 ACRE TRACT OF LAND, LOCATED IN THE JAMES WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 206.07 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS II, LLC., IN DOCUMENT NO. 202106012772 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY.
Size: 113.423 acres; 83 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single Family Residential

SUMMARY:

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

ANALYSIS:

The proposed Final Plat is for approximately 113.423 acres of vacant property and establishes 83 single-family residential lots. The density class for this plat is Medium Density.

The proposed subdivision is inside the city limits of Bulverde. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be on-site septic facilities. Electric

Service will be provided by Pedernales Electric Cooperative, Inc., Gas Service will be provided by ENERTEX NB, LLC,

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

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

STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

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

NOTES:

1. ACREAGE OF SUBDIVISION = 113.423 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.37 AC/LOT.
2. A PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWCS).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITHIN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180601658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOTS 914, 915 & 916 ARE DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOTS 1008 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOTS 1008 SHALL BE OWNED AND MAINTAINED BY THE POA.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 2% PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. BELLE OAKS RANCH PHASE VIII DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

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

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VIII

A 113.423 ACRE TRACT OF LAND, LOCATED IN THE JAMES WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 206.07 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS II, LLC., OF RECORD IN DOCUMENT NO. 202106012772 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 83

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

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

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

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

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

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

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

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

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS II, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106012772 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE VIII.

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

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

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

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

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

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

STATE OF TEXAS
COMAL COUNTY

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

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

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

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

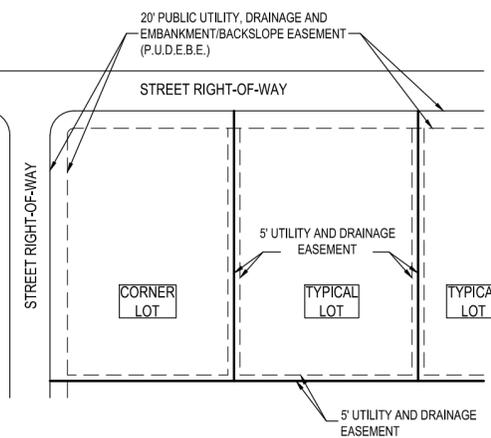
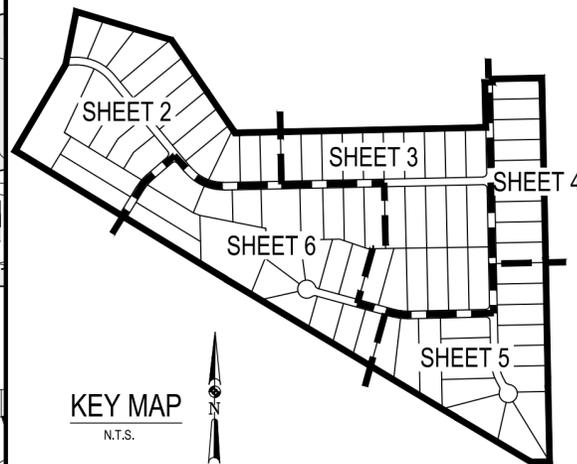
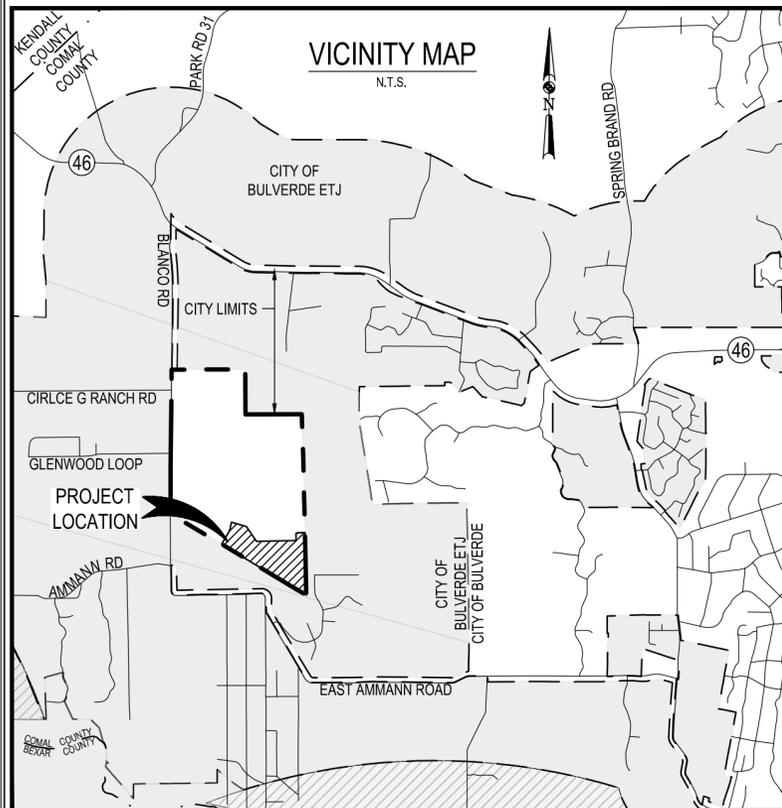
BY: _____
DEPUTY TO COUNTY CLERK

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

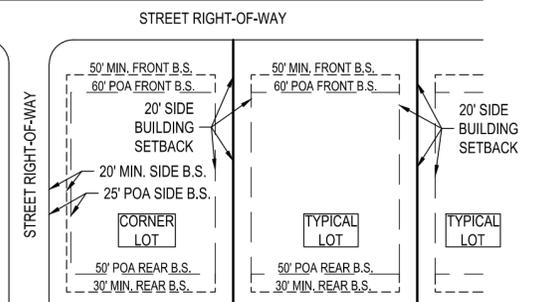
DATED THIS ____ DAY OF _____, YEAR _____.

BY: _____
CHAIRPERSON

STREET SUMMARY TABLE	
ROAD NAME	LENGTH OF ROAD (LF)
ANNA BELLE AVE	3,141
SHARP SPRING RD	538
TIFFANY BELLE BLVD	1,250
ANSLEY RIDGE TRL	2,074
TOTAL	7,003



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



LEGEND:
BUILDING SETBACK _____ B.S.
TYPICAL POA BUILDING SETBACK _____
TYPICAL MINIMUM BUILDING SETBACK _____

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

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

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

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

MATKINHOOVER
ENGINEERING & SURVEYING

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

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512-868-2244

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

SUBMITAL DATE: MARCH 16, 2021
PRINT/REVISION DATE: APRIL 8, 2021

MHE JOB NO. - 2969.08
MHS JOB NO. - 17-4180

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND FENCE POST
- FOUND 1/2" IRON ROD
- ⊙ 5/8" IRON ROD
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- D.R. DEED RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- R.O.W. RIGHT-OF-WAY
- B.S. BUILDING SETBACK
- N.T.S. NON TYPICAL SETBACK
- (TYP.) TYPICAL
- MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
-  DRAINAGE EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION



EASTING: 2121256.29
NORTHING: 13829663.10

PORTION OF A CALLED 1156 ACRES
BELLE OAKS RANCH, LTD.
(DOC NO. 20000600204, O.P.R.)

CALLED 188.75 ACRES
MARIE A. CONNOR, ET UX
VOL. 110, PG. 104, D.R.

TEMPORARY TURNAROUND
EASEMENT TO EXPIRE UPON
ROAD CONTINUATION

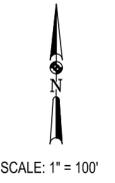
FINISHED FLOOR ELEVATIONS
IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING. OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND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

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VIII

<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 366-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: MARCH 16, 2021 PRINT/REVISION DATE: APRIL 8, 2021</p> <p>MHE JOB NO. - 2969.08 MHS JOB NO. - 17-4180</p> <p style="text-align: center;">SHEET 2 OF 7</p>
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LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND FENCE POST
- FOUND 1/2" IRON ROD
- ⊙ 5/8" IRON ROD
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- D.R. DEED RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- R.O.W. RIGHT-OF-WAY
- B.S. BUILDING SETBACK
- N.T.S. NON TYPICAL SETBACK
- (TYP.) TYPICAL
- MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
-  DRAINAGE EASEMENT
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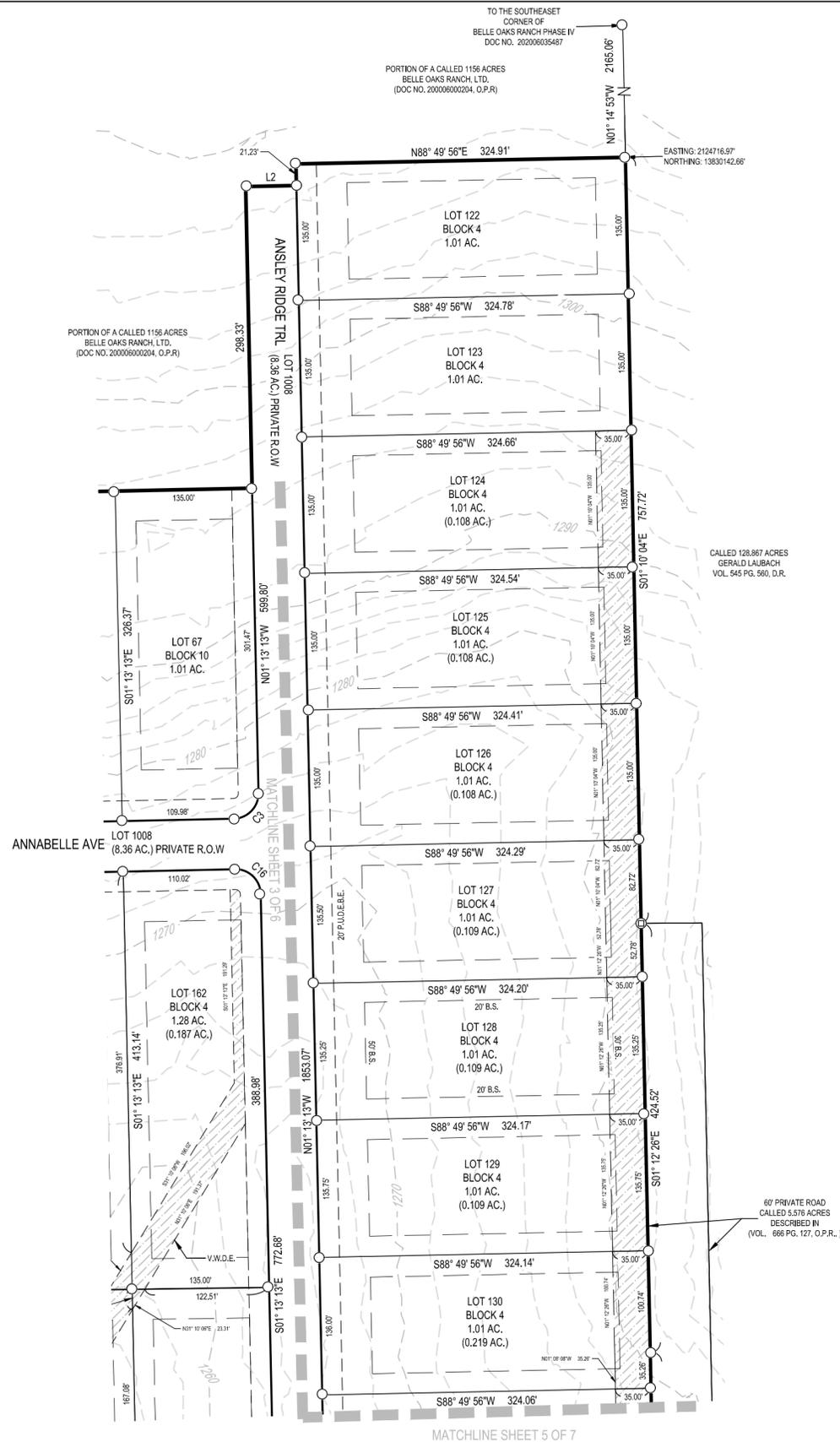
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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VIII

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			<p>SUBMITTAL DATE: MARCH 16, 2021 PRINT/REVISION DATE: APRIL 8, 2021 MHE JOB NO. - 2969.08 MHS JOB NO. - 17-4180</p> <p style="text-align: right;">SHEET 3 OF 7</p>

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊙ FOUND FENCE POST
- FOUND 1/2" IRON ROD
- ⊙ 5/8" IRON ROD
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
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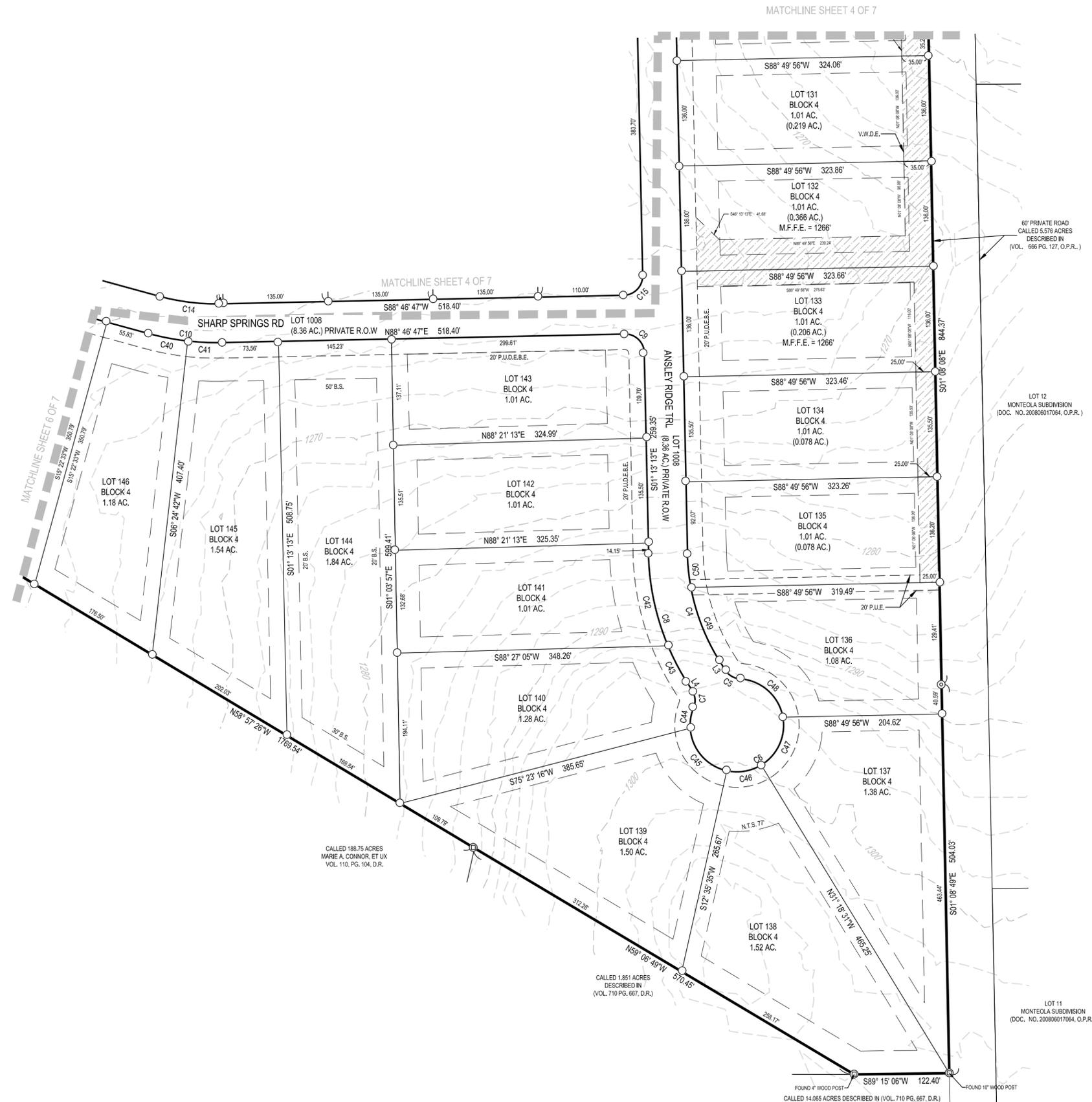
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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VIII

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LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊙ FOUND FENCE POST
- FOUND 1/2" IRON ROD
- ⊙ 5/8" IRON ROD
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
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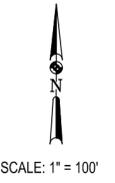


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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VIII

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SUBMITTAL DATE: MARCH 16, 2021 PRINT/REVISION DATE: APRIL 8, 2021 MHE JOB NO. - 2969.08 MHS JOB NO. - 17-4180			SHEET 5 OF 7

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊙ FOUND FENCE POST
 - FOUND 1/2" IRON ROD
 - ⊙ 5/8" IRON ROD
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 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
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SUBDIVISION PLAT

BELLE OAKS RANCH, PHASE VIII

<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKIN HOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p> <p>3301 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: 512.866.2244</p>	<p>SUBMITTAL DATE: MARCH 16, 2021 PRINT/REVISION DATE: APRIL 8, 2021 MHE JOB NO. - 2969.08 MHS JOB NO. - 17-4180</p> <p>SHEET 6 OF 7</p>
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	325.00'	288.38'	50°50'25"	N64° 56' 08"W	279.01'
C2	275.00'	247.91'	51°39'09"	S65° 20' 29"E	239.60'
C3	25.00'	39.29'	90°03'09"	N43° 48' 21"E	35.37'
C4	275.00'	147.79'	30°47'27"	S16° 36' 57"E	146.01'
C5	25.00'	23.55'	53°58'05"	S58° 59' 43"E	22.69'
C6	60.00'	301.53'	287°56'10"	N57° 59' 20"E	70.59'
C7	25.00'	23.55'	53°58'05"	N05° 01' 37"W	22.69'
C8	325.00'	174.66'	30°47'27"	S16° 36' 57"E	172.56'
C9	25.00'	39.27'	90°00'00"	N46° 13' 13"W	35.36'
C10	325.00'	94.14'	16°35'46"	S82° 55' 20"E	93.81'
C11	25.00'	23.55'	53°58'05"	S78° 23' 30"W	22.69'
C12	60.00'	301.53'	287°56'10"	S15° 22' 33"W	70.59'
C13	25.00'	23.55'	53°58'05"	S47° 38' 25"E	22.69'
C14	275.00'	79.66'	16°35'46"	S82° 55' 20"E	79.38'
C15	25.00'	39.27'	90°00'00"	N43° 46' 47"E	35.36'
C16	25.00'	39.25'	89°56'51"	N46° 11' 39"W	35.34'
C17	325.00'	292.99'	51°39'09"	S65° 20' 29"E	283.17'
C18	25.00'	39.92'	91°29'40"	N85° 15' 45"W	35.81'
C19	275.00'	84.12'	17°31'36"	S40° 13' 37"W	83.79'
C20	325.00'	99.42'	17°31'36"	S40° 13' 37"W	99.03'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	25.00'	38.62'	88°30'20"	N04° 44' 15"E	34.89'
C22	275.00'	244.02'	50°50'25"	N64° 56' 08"W	236.09'
C23	275.00'	121.55'	25°19'31"	N77° 41' 35"W	120.57'
C24	275.00'	122.46'	25°30'55"	N52° 16' 22"W	121.45'
C25	325.00'	46.43'	8°11'06"	S44° 53' 53"W	46.39'
C26	325.00'	52.99'	9°20'30"	S36° 08' 05"W	52.93'
C27	275.00'	44.14'	9°11'49"	S36° 03' 44"W	44.09'
C28	275.00'	39.98'	8°19'47"	S44° 49' 32"W	39.95'
C29	325.00'	74.85'	13°11'46"	N83° 45' 27"W	74.69'
C30	325.00'	135.99'	23°58'27"	N65° 10' 21"W	135.00'
C31	325.00'	77.54'	13°40'12"	N46° 21' 01"W	77.36'
C32	325.00'	160.03'	28°12'43"	S53° 37' 17"E	158.42'
C33	325.00'	132.96'	23°26'26"	S79° 26' 51"E	132.04'
C34	275.00'	146.25'	30°28'13"	S54° 45' 01"E	144.53'
C35	275.00'	101.67'	21°10'56"	S80° 34' 36"E	101.09'
C36	60.00'	80.65'	77°01'08"	N59° 09' 56"W	74.72'
C37	60.00'	47.61'	45°28'05"	S59° 35' 28"W	46.37'
C38	60.00'	52.08'	49°43'45"	S11° 59' 33"W	50.46'
C39	60.00'	121.18'	115°43'12"	S70° 43' 56"E	101.61'
C40	325.00'	50.85'	8°57'51"	S79° 06' 22"E	50.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	325.00'	43.29'	7°37'56"	S87° 24' 16"E	43.26'
C42	325.00'	121.78'	21°28'09"	S11° 57' 18"E	121.07'
C43	325.00'	52.87'	9°19'18"	S27° 21' 01"E	52.82'
C44	60.00'	26.61'	25°24'46"	S09° 15' 02"W	26.39'
C45	60.00'	77.44'	73°57'04"	S40° 25' 53"E	72.18'
C46	60.00'	45.97'	43°54'06"	N80° 38' 32"E	44.86'
C47	60.00'	71.93'	68°41'15"	N24° 20' 52"E	67.70'
C48	60.00'	79.57'	75°59'00"	N47° 59' 15"W	73.87'
C49	275.00'	103.46'	21°33'17"	S21° 14' 02"E	102.85'
C50	275.00'	44.33'	9°14'10"	S05° 50' 18"E	44.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 38' 40"E	59.36'
L2	N88° 46' 47"E	50.00'
L3	N32° 00' 40"W	12.54'
L4	S32° 00' 40"E	12.54'
L5	S89° 38' 40"W	69.65'
L6	N11° 17' 01"E	51.05'

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VIII

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

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

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



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GEORGETOWN, TEXAS 78628
OFFICE: 512.866.2244

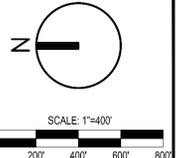
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: MARCH 16, 2021
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Date: Feb 10, 2020, 5:17pm User ID: jgibbons

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

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

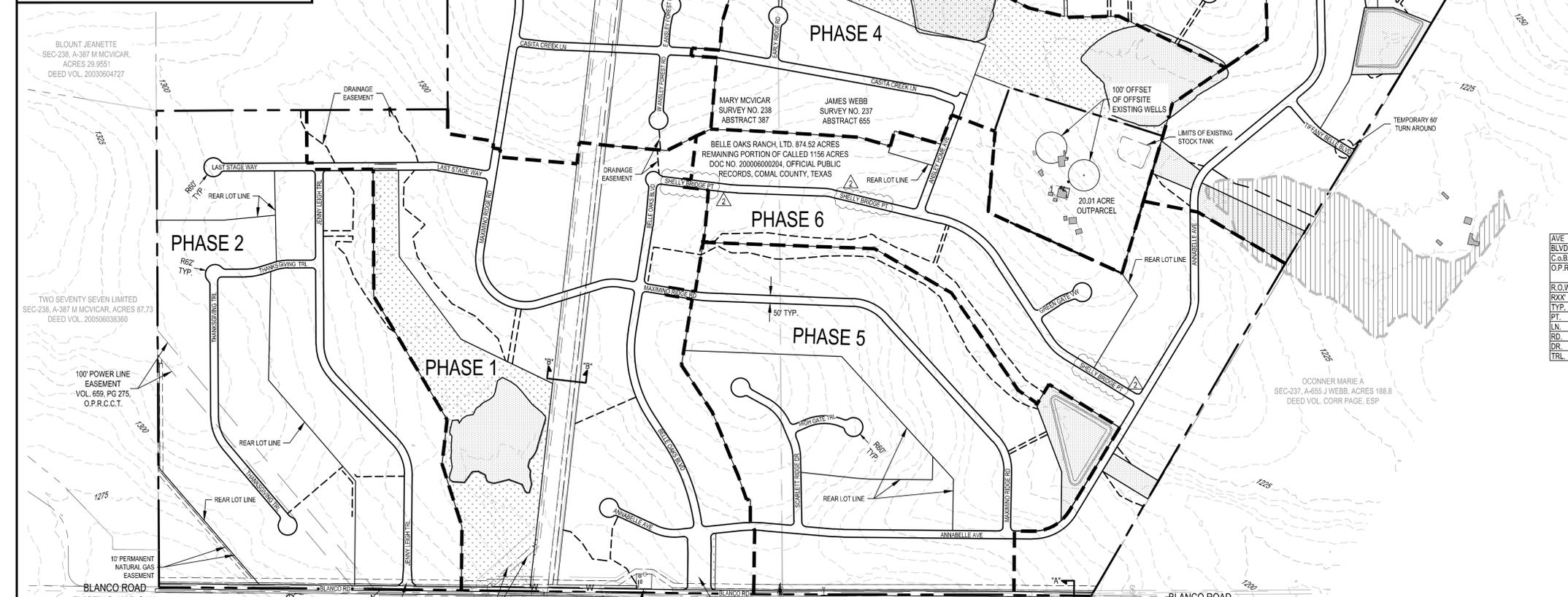
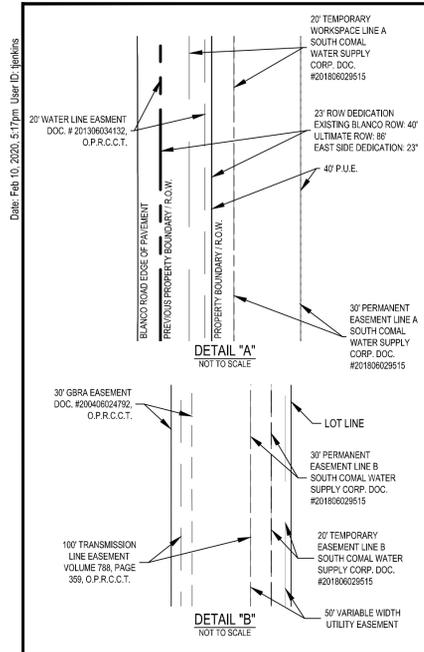
- NOTES:**
1. A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BULVERDE AND THE PROPERTY OWNER WAS SIGNED INTO EFFECT ON JANUARY 9, 2018, AND RECORDED AS DOCUMENT NO. 201806001658, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 2. ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED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



REVISIONS:

UTILITY ASSIGNMENT REVISION
STREET NAME CORRECTION
SHELLY BRIDGE PT

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



LOT DETAIL TABLE

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

ABBREVIATIONS

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

PROPERTY BOUNDARY

EXISTING 25' CONTOUR

EXISTING 5' CONTOUR

ADJOINING PROPERTY LINE

100 YEAR FEMA ZONE A

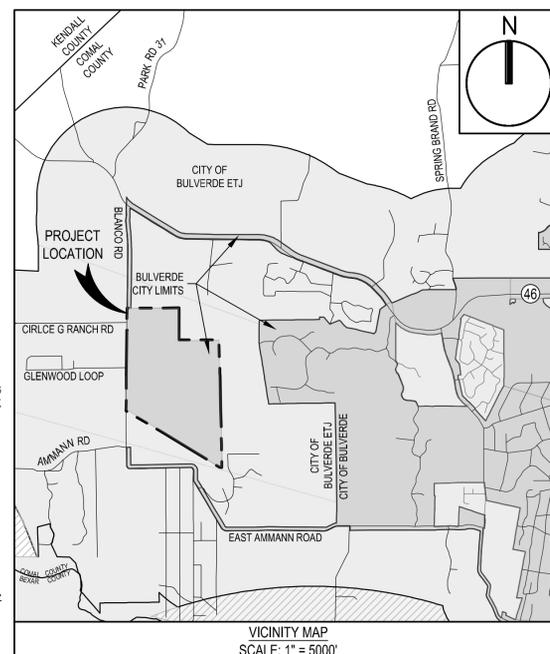
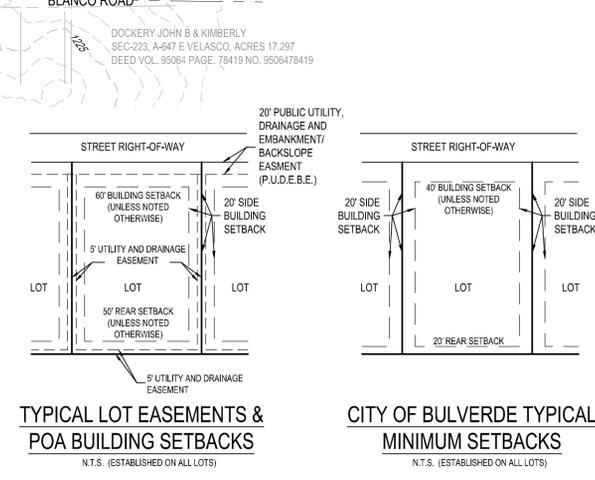
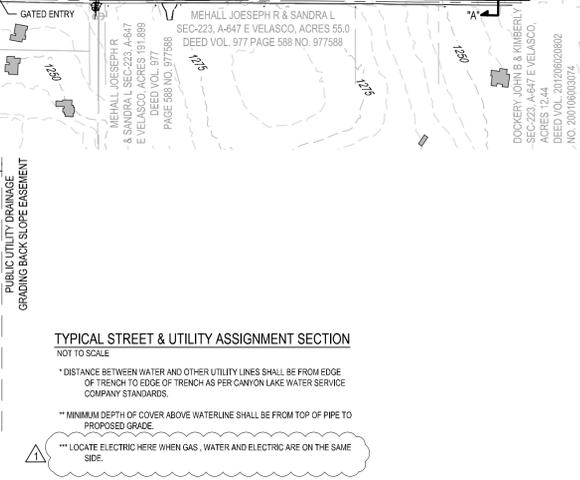
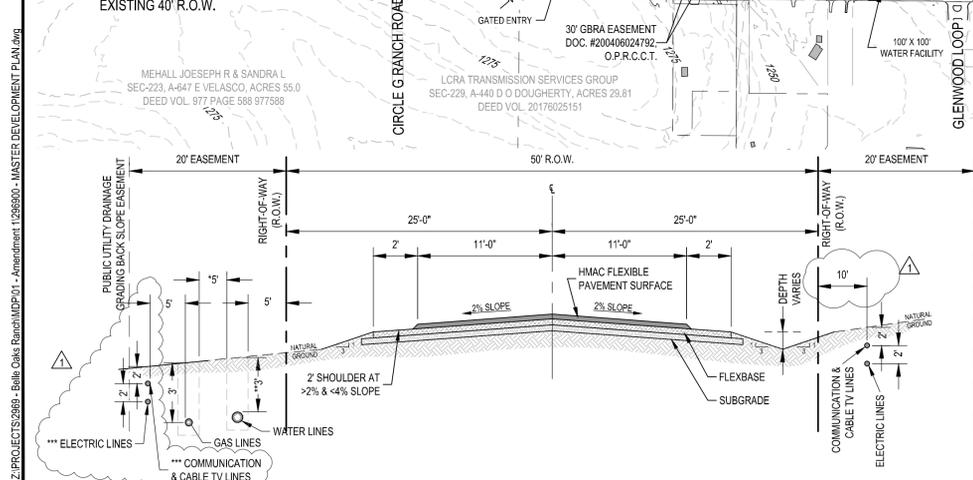
PROPOSED PARKLAND AREA

PRELIMINARY STORMWATER MANAGEMENT AREA

PROPOSED DRAINAGE EASEMENT

PROPOSED PHASING BOUNDARY

REAR LOT LINES



MASTER DEVELOPMENT PLAN
 FOR
BELLE OAKS RANCH
 BULVERDE, TEXAS

CS100

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

REVIEW MEMORANDUM

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

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

SUBJECT: Belle Oaks Ranch
Phase 8 Final Plat Acceptance
PC-21-05

DATE: April 9, 2021

Half Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 8 Final Plat, dated March 16, 2021. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with resolved items noted in **blue**. Based on our review of the referenced documents, Half Associates has no further comments and recommends approval of the Belle Oaks Ranch Phase 8 Final Plat at the next available Planning & Zoning meeting (assuming the Traffic Impact Analysis can be resolved...see last comment page 3 of this memo).

Plat specifications, Ordinance Section 1.05(b)

1. Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey. – **comment resolved**
2. Provide a minimum of two corners of the subdivision referenced to State Plane Grid Coordinates. – **comment resolved**
3. Add bearing & distance (Sheet 2 of 7 of Subdivision Plat). – **comment resolved**

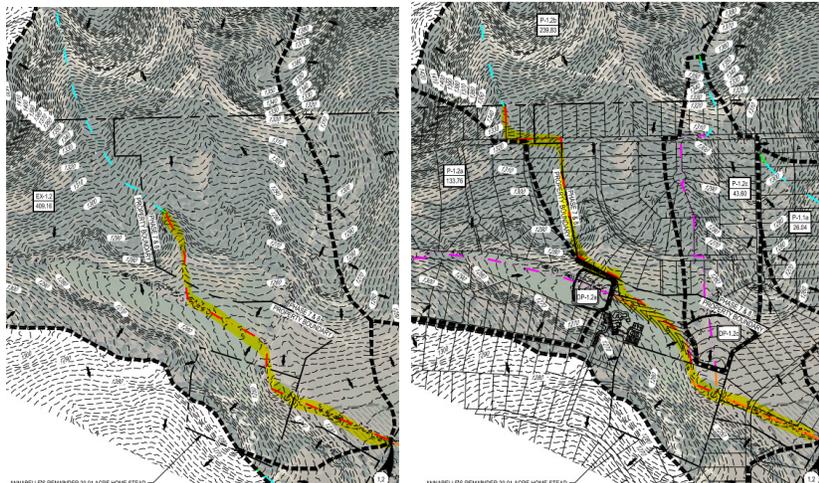
Miscellaneous

4. Updated scale bar to correct scale size for plan sheet, “Belle Oaks Phase 8 Final Overall Utility Layout” sheets CU105 & CU106. – **comment resolved**

Storm Water Management Plan / Drainage Analysis

Section 2.05 of the vested Subdivision Ordinance says “All drainage analysis, features and facilities shall comply with the most current edition of the City of Bulverde’s Storm Drainage Design Criteria Manual.”

1. Rainfall depths should match most recent City Drainage Manual Table 3.2 (January 2019) that accounts for Atlas 14 rainfall (i.e. 100-YR, 24-Hr rainfall is 12.87 inches, not 10.00 inches). – comment resolved...rainfall depths match latest Drainage Manual.
2. The Manning’s ‘n’ value used for sheet flow are 0.4 (light underbrush) and 0.8 (dense underbrush), elongating the lag time effects beyond what is reasonable for sheet flow (i.e. 30-minute travel time for 45 feet?). It appears a max sheet flow time has been assigned to 30 minutes. Please limit sheet flow to 20 minutes as described in the City’s drainage manual, Section 4.2.4. Please confirm that the assumptions for sheet flow Manning’s ‘n’ value match the assumptions for the curve number cover conditions (e.g. dense underbrush would not typically be found in poor or fair conditions). – comment resolved...sheet flow limited to 20 minutes.
3. Channel velocities appear to be lower in post-development Tc calculations but with higher slopes. Keep velocities as high as existing conditions. – Comment resolved...All channel flow paths in proposed conditions will reside in a proposed channel with erosion controls when necessary to keep the velocity at a maximum of 5 fps.
 Example: EX-1.2 channel velocity = 7.0 fps (1.6% slope), but P-1.2b has channel velocity = 4 fps (2.2% slope). It appears P-1.2b should be just as high. – existing & proposed velocities for P-1.2b are now 6.4 & 3.5 fps, respectively. Velocity difference didn’t change, but applicant stated a channel will be installed at back of lots within Phase 7.



4. The Curve Numbers used to calculate composite CN’s for pre-developed areas should not be any higher than 80. Undeveloped areas should have a CN of either 73 for brush or 77 for woods (Soil Group D, Table 4.1 of the City’s drainage manual). – Comment resolved...original CN’s have been justified following TR-55 per drainage manual Section 4.2, ok’d during phone

- call 3/31/21. The highest existing composite CN is 82.4 for watershed 1.3 that is mostly off-site and contains large residential lots.
5. Pond spillway lengths in model are longer than what's shown in spillway details on Sheet CG821 for DP1.2a and DP-1.1. Correcting these would show a more conservative, lower discharge from the ponds, which is of no consequence to the City (no action required). – [Models and spillway details have been adjusted to match.](#)
 6. Missing detail for DP-1.2c – [DP-1.2c removed from analysis and explained in responses.](#)

Note: Biggest change is a detention pond has been removed and drainage easements have been narrowed because the main drainage path will be channelized instead of being left at its natural low. These items will be looked at in further detail with the design plans.

Traffic Impact Analysis

It should be noted that the Traffic Impact Analysis (TIA) has not changed since Phase 1 (dated 12/13/18 by CEC). This TIA reveals a trigger point of 393 homes, Phases 1 through 5, within Belle Oaks when Ammann Road needs to be improved at the intersection with Blanco. Half's comments on this intersection design, included with Phase 5 & 6 Plans have not been resolved yet. Half recommends a viable solution to the Ammann Road/Blanco improvements be provided/designed prior to future plats being approved.



PLANNING & ZONING COMMISSION ITEM:
VR-21-01
SIGN VARIANCE
104 Bulverde Crossing

MEETING DATE: April 15, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta Ramos, Planning Director

REQUEST:

Consider a request by OTG Coffee, LLC, for a variance to Section 3.08.102(a)(2) of the City of Bulverde Code of Ordinances at 104 Bulverde Crossing.

OWNER:

H-E-B, LP
P.O. Box 839955
San Antonio, TX 78283-3955

APPLICANT:

OTG Coffee, LLC
c/o Michael Garrott
P.O. Box 311327
New Braunfels, TX 78131-1327

PROPERTY INFORMATION:

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

SUMMARY:

On The Grind (OTG Coffee, LLC) is a drive-through coffee shop that is being constructed at 104 Bulverde Crossing. The applicant submitted a sign permit application for their stand-alone building. However, the proposed sign exceeds the maximum area allowed for an attached sign due to the width of the building. Therefore, the applicant is requesting a variance to allow the placement of the proposed attached sign.

ANALYSIS:

Per Section 3.08.102(a)(2) of the Bulverde Code of Ordinances, the maximum area allowed for attached signs is *"0.75 square feet for every one foot of width of building..."*

The width of the building for On The Grind is 16 feet. For this reason, the maximum area allowed for an attached sign at On The Grind is 12 square feet. However, as shown on the attached sign plan, the applicant is proposing to install an attached sign that is 22.28 square feet. Therefore, a variance from Section 3.08.102(a)(2) of the City Code is necessary to permit the placement of the proposed attached sign. The applicant provided an explanation for their variance request, which is also attached herein.

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

CRITERIA FOR EVALUATION:

City Code has established criteria for the approval of variances to the City’s signage regulations.

Section 3.08.072 of the City Code states:

“In granting any variance, the city council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will be in harmony with the spirit and purpose of this article.”

ATTACHMENTS:

- A. Application
- B. Explanation
- C. Sign Plan
- D. Aerial Map



Application for Variance

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

Date: April 9, 2021

Case No. _____

Applicant Information: Michael Garrott

Name: OTG Coffee, LLC Phone: 210-363-0287
Address: P.O. Box 311327 New Braunfels, Texas 78131-1327
Email: michaelgarrott sr@yahoo.com

Property Owner Information:

Name: H-E-B, LP Phone: 210-938-8290
Address: P.O. Box 839955 San Antonio, Texas 78283-3955
Email: _____

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

Property Identification:

Street Address: 104 Bulverde Crossing, Bulverde, Texas 78163
Legal Description: HEB Bulverde, Lot 1 hq Pt, Acres 28.561
Zoning District Classification: C-2

Description of Request:

- Variance to Section 3.08.102 (a)(2) of the City of Bulverde Code of Ordinances, which requires: Maximum Area of Attached Signs
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

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

Michael K. Garrott, Sr.
Signature of Owner/Applicant

9 April, 2021
Date

Fees:

Zoning and Plat Variance Review Fee - \$700.00 (per Section/Provision of the Code)

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

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Due to minimal size of structure, the calculated square footage is such that it is slightly less than our standard mass produced signage so requesting variance please.

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

A 12 sq. ft sign to meet code due to small square footage of building would result in not even being legible to consumers.

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

The variance will allow a consistent means of advertising our business with other tenants within complex.

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

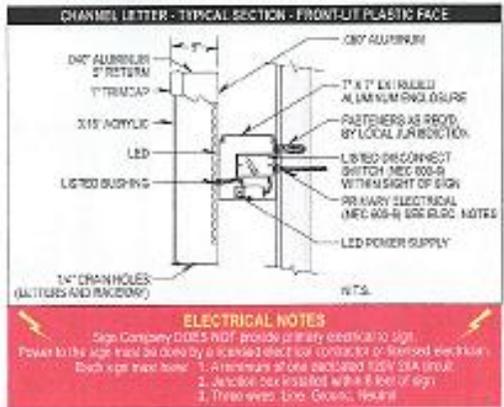
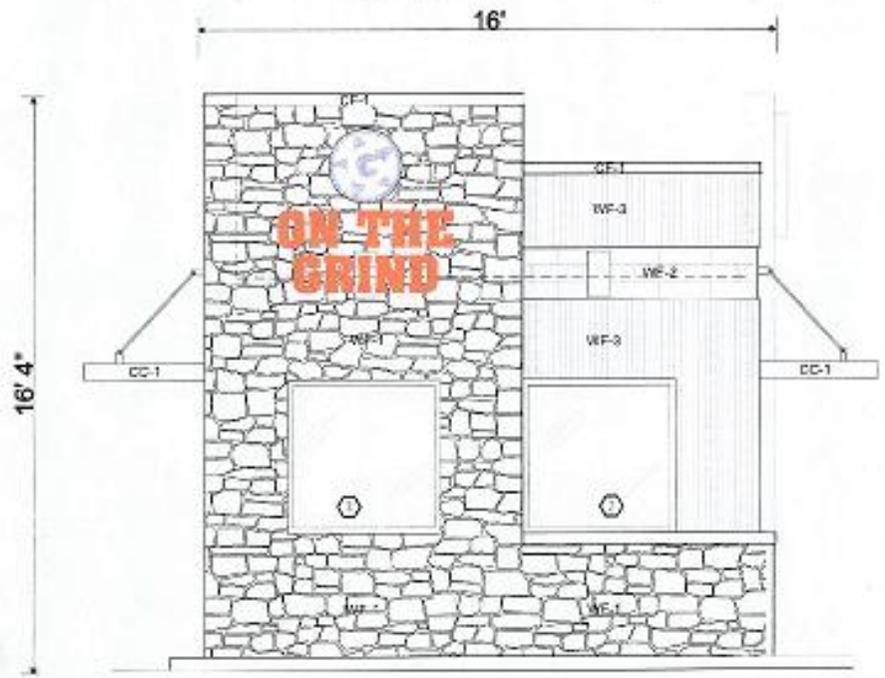
In the spirit of being a successful new business in the community, the slightly large sign approval would be in harmony with sign code compliance without jeopardizing the intent of the code.

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

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

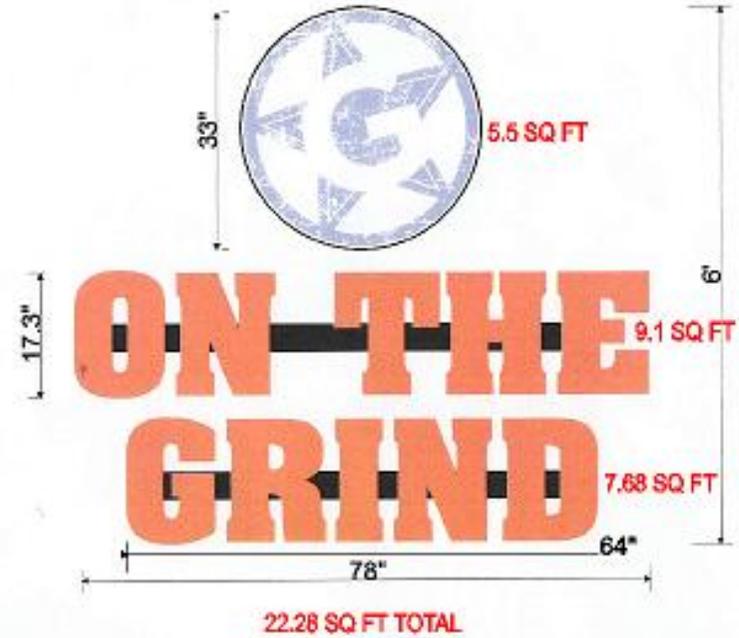
A Front-Lit, Flex-Face Channel Letters w/ LED, Raceway Mounted w/Front View

Building Area 16' 4" x 18' = 262.4 sqft
 Sign Area 3.5 x 3.5 = 12.25 sqft



ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electric contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V GFI outlet.
 2. Junction box installed within 8 feet of sign.
 3. Three-wire Line, Ground, Neutral.

Manufacture 1 set of front lit LED channel letters mounted on raceway. Installed on storefront and connected to supplied electrical.



258 TRADE CENTER DRIVE
 NEW BRAUNFELS, TEXAS 78130
 830.629.4411 FAX 830.629.8099
 ussigns@sbcglobal.net • www.ussignsnb.com



Client **ON THE GRIND** 104 Bulverde Crossing

Approval _____

Date _____

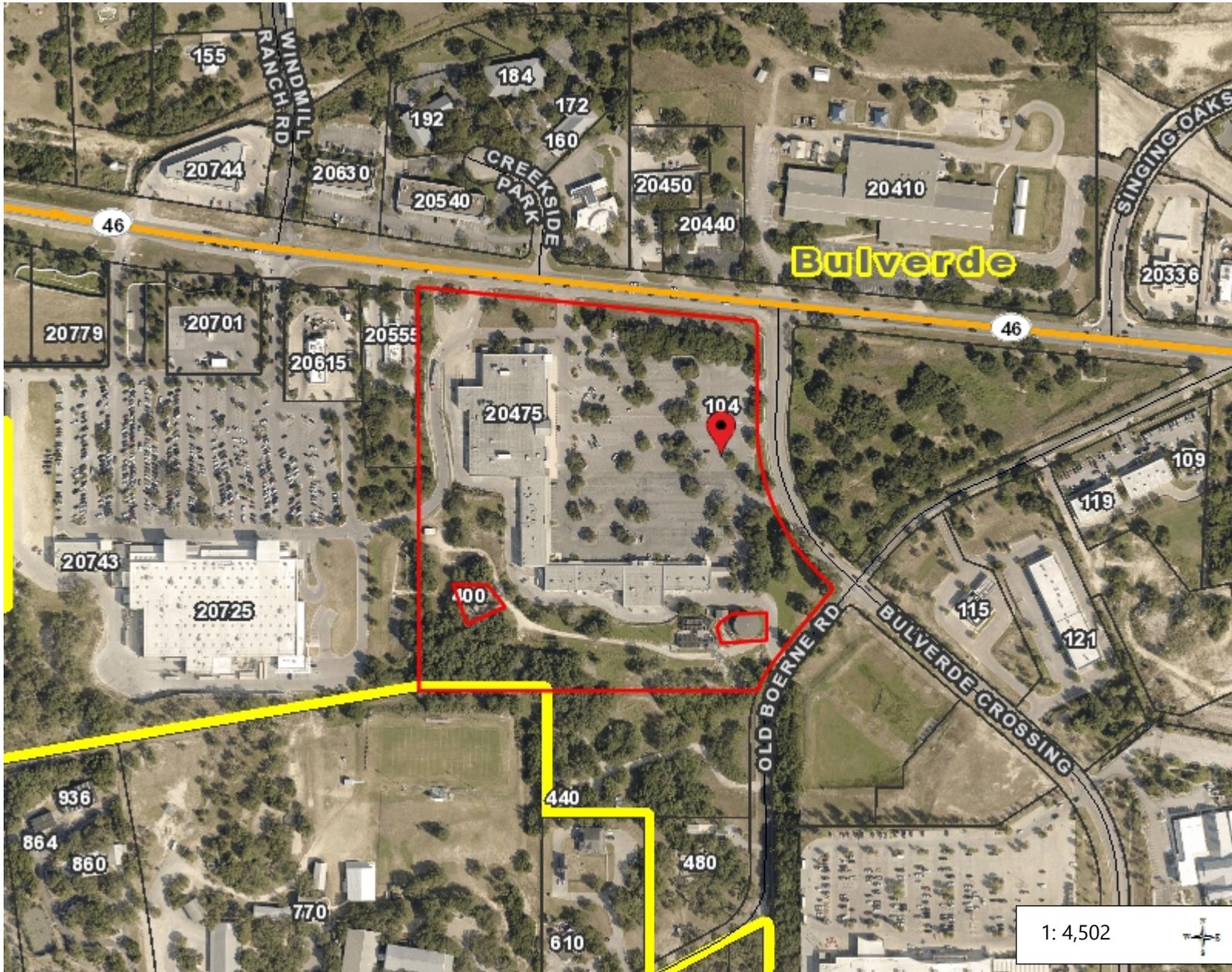
All drawings submitted are property of U.S. Signs until purchased by The Client. No alterations or distributions can be made without written consent from U.S. Signs

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Legend

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



Notes