



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

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) EXECUTIVE SESSION

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

3) ELECTION OF COMMISSION CHAIR AND VICE CHAIR

4) APPROVAL OF MINUTES

- a. June 10, 2021, Planning and Zoning Commission meeting.

5) REGULAR AGENDA ITEMS

- A. PC-21-10 (MDP): Consider the approval of a Master Development Plan (MDP) for the Goldsmith Tract Development, generally located approximately 1.3 miles West of the intersection of East Ammann Road and Bulverde Road.
- B. PC-21-11 (Final): Consider the approval of a Final Plat for Belle Oaks Ranch, Phase VII, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.
- C. PC-21-12 (Replat): Consider the approval of a Replat (Revision) for Lot 51 & 52, Block 7, Belle Oaks Ranch Phase V, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.
- D. PDD-21-03: Hold a public hearing and consider a request by LANGAN, on behalf of 7-Eleven Inc., for the approval of a Zone Change from a C-2 Commercial District to a PDD Planned Development District on an approximately 2.418-acre tract of land, generally located at the southwest corner of State Hwy 46 and US Hwy 281 N.

6) 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

7) DISCUSSION ITEMS

- A. Discuss proposed development for the 80 acres on the East side of Highway 281 north of FM 1863.
- B. Discuss proposed development for the 100 acres at the northeast corner of FM 1863 and Highway 281.

8) 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.

9) 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.

10) 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 July 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: June 10, 2021

Meeting Duration: 6:00 p.m. to 9:36 p.m.

CALL TO ORDER

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

Commission Members Absent: None

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

APPROVAL OF MINUTES

- a. **Commissioner Sunn made a motion, seconded by Commissioner Alexandre, to approve the minutes of the May 13, 2021 meeting. Motion passed 6-0.**

REGULAR AGENDA ITEMS

- A. PC-21-07 (Preliminary): Consider the approval of a Preliminary Plat for Park Village Unit 7, generally located 725' south of the intersection of Lobo Park and State Highway 46. ***Eron Spencer, Planner I, presented the staff report for this agenda item to the Commission. Kyle Hudek, a representative of Cude Engineers, answered questions from the Planning & Zoning Commissioners regarding this plat. After further discussion and consideration, Commissioner Sunn made a motion, seconded by Commissioner Lubel, to recommend approval of the Preliminary Plat for Park Village Unit 7. Motion passed 6-0.***
- B. PC-21-08 (Final): Consider the approval of a Final Plat for the Spring Branch Vet subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North. ***Eron Spencer, Planner I, presented the staff report for this agenda item to the Commission. Brittany Beisert, a representative of Ink Civil, answered questions from the Planning & Zoning Commissioners regarding this plat. After further discussion and consideration, Vice Chairman Sisk made a motion, seconded by Commissioner Sunn, to recommend denial of the Final Plat for Spring Branch Vet Subdivision. Motion passed 6-0.***
- C. PC-21-09 (Final): Consider the approval of a Final Plat for Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863. ***Eron Spencer, Planner I, presented the staff report for this agenda item to the Commission. Brittany Beisert, a representative of Ink Civil, and the property owner, Phil Zaccaria, answered questions from the Planning & Zoning Commissioners regarding this plat. After further discussion and consideration, Commissioner Prescott made a motion, seconded by Commissioner Sunn, to recommend conditional approval of the Final Plat for Cibolo Cliff Ranches Subdivision, subject to resolving all comments noted in the Halff review memo. Motion passed 6-0.***

Commissioner Sunn made a motion, seconded by Commissioner Lubel, to consider agenda items D, E, and F concurrently and to make a recommendation on each individual item. Motion passed 5-0. (Chairman Binkley recused himself from these items and did not return to the meeting.)

- D. VR-21-02 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.06.009, related to Tree Removal and Mitigation, of the City of

Bulverde Code of Ordinances, on an approximately 9.74-acre tract of land, generally located at the southwest corner of State Highway 46 and Stahl Lane. ***Director Huerta Ramos presented the staff report for this agenda item to the Commission. Representatives of QuikTrip Corporation gave a PowerPoint presentation and answered questions from the Planning & Zoning Commissioners regarding this variance request. After further discussion and public comments made by four residents, Vice Chairman Sisk made a motion, seconded by Commissioner Prescott, to recommend approval of the variance request as presented. Motion passed 5-0.***

- E. VR-21-03 (Variance): Consider a request by QuikTrip Corporation for a variance to Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, on an approximately 9.74-acre tract of land, generally located at the southwest corner of State Highway 46 and Stahl Lane. ***Director Huerta Ramos presented the staff report for this agenda item to the Commission. Representatives of QuikTrip Corporation gave a PowerPoint presentation and answered questions from the Planning & Zoning Commissioners regarding these variance requests. After further discussion and public comments made by four residents, Vice Chairman Sisk made a motion, seconded by Commissioner Lubel, to recommend approval of the variance requests as presented. Motion passed 5-0.***
- F. PDD-21-02 (Planned Development District): Hold a public hearing and consider a request by QuikTrip Corporation for the approval of a Zone Change from a C-2 Commercial District to a PDD Planned Development District, on an approximately 9.74-acre tract of land, generally located at the southwest corner of State Highway 46 and Stahl Lane. ***Director Huerta Ramos presented the staff report for this agenda item to the Commission. Representatives of QuikTrip Corporation gave a PowerPoint presentation and answered questions from the Planning & Zoning Commissioners regarding the proposed PDD Zone Change. A representative from Halff Associates, Inc., the City's consulting engineers, gave a PowerPoint presentation and answered questions from the Commission about the TIA. After further discussion and public comments made by four residents, Commissioner Alexandre made a motion, seconded by Commissioner Prescott, to recommend approval of the PDD Zone Change. Motion passed 5-0.***
- G. SUP-21-04 (Special Use Permit): Hold a public hearing and consider a request by Jeremy & Beth Wyndham, on behalf of St. Nicholas Episcopal Church, for the approval of a Special Use Permit to allow a Church/Place of Worship on an approximately 1.94-acre tract of land at 2265 Bulverde Road, Suite 102. ***Director Huerta Ramos presented the staff report for this agenda item to the Commission. The applicants, Jeremy & Beth Wyndham, gave a PowerPoint presentation and answered questions from the Planning & Zoning Commissioners regarding the requested Special Use Permit. After further discussion and consideration, Commissioner Sunn made a motion, seconded by Commissioner Alexandre, to recommend approval of the Special Use Permit for a Church/Place of Worship. Motion passed 5-0.***
- H. ZC-21-01 (Zone Change): Hold a public hearing and consider a request by Larry Gawlik for the approval of a Zone Change from a R-2 Residential Zoning District to a R-1 Residential Zoning District for Lot 11, Comal Trace Subdivision Unit 1, generally located at 383 Shadow Ridge. ***Director Huerta Ramos presented the staff report for this agenda item to the Commission. The property owner, Larry Gawlik, answered questions from the Planning & Zoning Commissioners regarding this requested Zone Change. One resident spoke in favor of the Zone Change. After further discussion and***

consideration, Vice Chairman Sisk made a motion, seconded by Commissioner Sunn, to recommend denial of the Zone Change, with a further recommendation that City Council consider amending the City's Zoning Ordinance to allow caretaker's quarters in other residential zoning districts under certain circumstances or conditions. Motion passed 5-0.

EXECUTIVE SESSION

None

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

Director Huerta Ramos gave a brief synopsis of City Council's June 8, 2021 regular meeting to the Planning & Zoning Commission regarding the outcome of ZC-21-01, which was previously considered by the Commission at its May 13, 2021 meeting.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 9:36 p.m. I certify that the above minutes were approved by the Commission on July 15, 2021.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-21-10
Master Development Plan (MDP)
Goldsmith Tract

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

REQUEST:
Consider the approval of a Master Development Plan (MDP) for the Goldsmith Tract Development, generally located approximately 1.3 miles west of the intersection of East Ammann Road and Bulverde Road.

APPLICANT:
Bitterblue, Inc.
c/o Ben Bunker
11 Lynn Batts Lane #100
San Antonio, TX 78218

PROPERTY INFORMATION:
Owner: Bitterblue, Inc. c/o Ben Bunker
Legal Description: BEING A BOUNDARY SURVEY OF 497.85 ACRES OF LAND, MORE OR LESS, LOCATED IN COMAL COUNTY, TEXAS, BEING OUT OF AND PARTS OF EL PASO IRR. CO. SURVEY 765, ABSTRACT NO. 148, E. RYAN SURVEY 411, ABSTRACT NO. 506, F. SCHAFFER SURVEY 570, ABSTRACT NO. 563, W. BEARD SURVEY, ABSTRACT NO. 49, D. CROCKETT SURVEY 569, ABSTRACT NO. 694, G. HERRERA SURVEY 192, ABSTRACT NO. 206, BEING OUT OF AN A PART OF THAT SAME CERTAIN TRACT CALLED 501.39 ACRES AS DESCRIBED IN CONVEYANCE DOCUMENT TO DTB INVESTMENTS, LP, RECORDED IN DOCUMENT NUMBER 201606043597 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS, AND ALSO BEING ALL OF THAT SAME CERTAIN TRACT CALLED TRACT 1: 300.19 ACRES AND TRACT 2: 60' ACCESS EASEMENT AS DESCRIBED IN CONVEYANCE DOCUMENT TO DTB INVESTMENTS, LP, RECORDED IN DOCUMENT NUMBER 2016060435975 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
Size: 497.76 acres; 330 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2, Residential District & R-3, Residential District
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed Master Development Plan (MDP) for the Goldsmith Tract generally located 1.3 miles west of the intersection of East Ammann Road and Bulverde Road. This property was annexed into the City in October of 2015 and zoned a combination of R-2 Residential and R-3 Residential according to a Development Agreement entered into by the City of Bulverde and Ammann Hills Ranch, LTD and Bulverde Point Ranch, LTD in October of 2015. The property was purchased by DTB Investments L.P. in 2016 and an Amendment to the 2015 Development Agreement was entered into in 2018. Later, DTB sold the property to Bitterblue, Inc., and a Second Amendment to the Development Agreement was executed in 2020.

ANALYSIS:

This MDP (attached) consists of approximately 497.76 acres and includes six phases, approximately 330 lots, 94.93 acres of open space/drainage area, and 7.9 acres of dedicated parkland.

The MDP proposes the development will be served by Canyon Lake Water Service Company, Pedernales Electric Cooperative, Inc., Guadalupe Valley Telephone Cooperative Inc., Enertex NB, LLC, and on-site sewage facilities.

The MDP is currently zoned a combination of R-2 Residential and R-3 Residential. R-2 Residential zoning allows for a minimum 1-acre lot size and R-3 Residential zoning allows for a minimum 21,675 square foot (roughly ½ acre) lot size. However, the Second Amendment to the Development Agreement stipulates the minimum lot size required for residential lots in this proposed development is 1-acre, and such lots must be developed in accordance with R-2 Residential District regulations.

While the development is vested to the 2015 Subdivision Ordinance, the applicant has submitted a written request to follow the MDP submittal procedure (Section 1.04(b)) and parkland dedication requirements (Section 2.03(e)) under the City's current Subdivision Ordinance. Such a request would only require the submittal of a final plat for each phase of the subdivision after the approval of the MDP. As such, the submittal of a preliminary plat would not be required. This request would also allow the MDP, which is proposing 7.9 acres of dedicated parkland, to meet the minimum 5.6 acres of parkland required under the current Code.

The MDP proposes approximately 32,530 linear feet of new private streets. All streets within the development will be classified as Local Rural with design speeds of 30 MPH. A 100-foot open space buffer along the eastern edge of the property will need to be preserved, and any roadways that propose to connect the property to the Shepherds Ranch Subdivision or to the Persimmon Hill Subdivision are prohibited per the First Amendment to the Development Agreement.

The vested Subdivision Ordinance does not require a Traffic Impact Analysis or Drainage Analysis at the time of MDP review and approval. However, a TIA and Drainage Analysis were both submitted for review.

The Development Agreement and subsequent amendments do not stipulate any special provisions regarding tree mitigation/survey requirements other than those within the vested Subdivision Ordinance. As such, a tree survey is not required at the MDP submittal stage. However, a tree survey will be required at the platting stage.

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

STAFF RECOMMENDATION:

Halff Associates and City staff reviewed the proposed MDP and associated documents in accordance with the vested Subdivision Ordinance, the executed Development Agreement, and subsequent amendments. Per the attached review memo, revisions to both the TIA and drainage analysis will be required.

Therefore, staff recommends **denial** of the Master Development Plan due to the unresolved TIA and drainage comments noted in the review memo.

ATTACHMENTS:

1. Application
2. Letter of Request
3. Master Development Plan
4. Slope Map
5. Halff Review Memo

Bitterblue, Inc.

...developing a difference.

May 24, 2021

Ms. Susana Huerta Ramos
City of Bulverde
Planning & Development Services Department
30360 Cougar Bend
Bulverde, TX 78163

Re: Goldsmith Tract
City Code Compliance, Current Provisions

Dear Ms. Ramos:

BBI Goldsmith 2021, LP is currently vested to the City of Bulverde Code of Ordinances (adopted September 25, 2007), as set during the execution of "Agreement and Petition for Annexation" dated and agreed on October 13, 2015. The City has updated and modified their Code of Ordinances over the following years. BBI Goldsmith 2021, LP elects and respectfully requests to comply with specific portions of the current City of Bulverde's Code of Ordinance as follows (Chapter 10, Subdivision Regulations...);

1. Section 1.04 – Procedure: Vested Code followed a Master Development Plan (MDP) to Preliminary Plat, through Final Plat process for multi-phased subdivisions. Under the current Code BBI Goldsmith 2021, LP will submit a single MDP for the full subdivision development, and a single Final plat for each phase of the subdivision; no preliminary plat will be submitted.
2. Section 2.03 – General Design, paragraph (e): Vested Code items (ii) Parks and (iii) Open Space. This section has been modified to currently read "Parkland Dedication" with updated requirements in-lieu of the vested code requirements.

Sincerely,



Benjamin D. Bunker
Vice President of Engineering

cc: Garrett Keller, PE

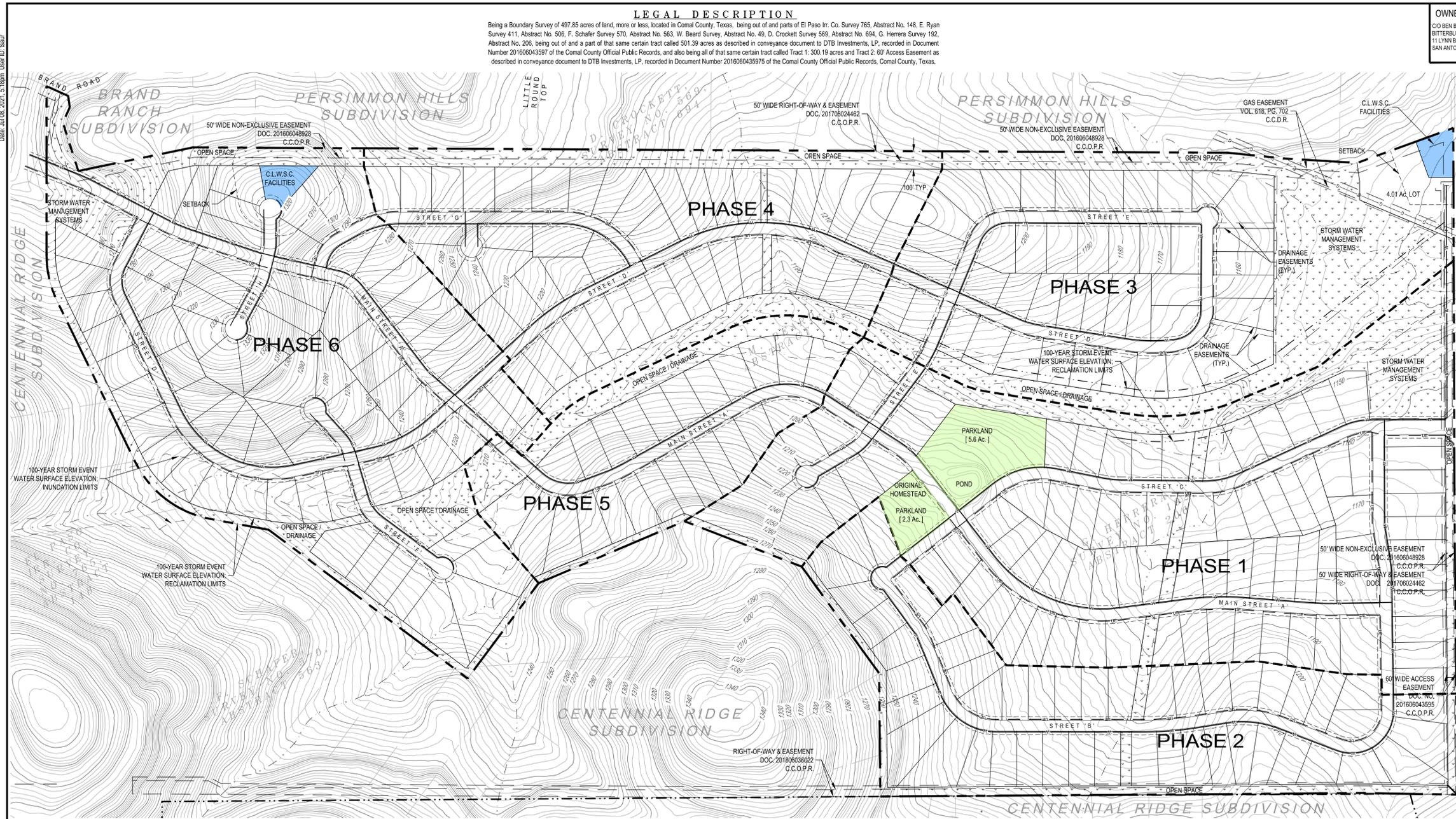
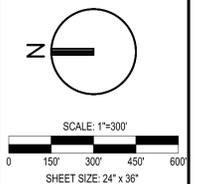
LEGAL DESCRIPTION
 Being a Boundary Survey of 497.85 acres of land, more or less, located in Comal County, Texas, being out of and parts of El Paso Tr. Co. Survey 765, Abstract No. 148, E. Ryan Survey 411, Abstract No. 506, F. Schaefer Survey 570, Abstract No. 563, W. Beard Survey, Abstract No. 49, D. Crockett Survey 569, Abstract No. 694, G. Herrera Survey 192, Abstract No. 206, being out of and a part of that same certain tract called 501.39 acres as described in conveyance document to DTB Investments, LP, recorded in Document Number 201606043597 of the Comal County Official Public Records, and also being all of that same certain tract called Tract 1: 300.19 acres and Tract 2: 60' Access Easement as described in conveyance document to DTB Investments, LP, recorded in Document Number 2016060435975 of the Comal County Official Public Records, Comal County, Texas.

OWNER/SUBDIVIDER:
 C/O BEN BUNKER
 BITTNER, INC.
 11 LYNN BATTIS LANE, #100
 SAN ANTONIO, TX 78218

SURVEYOR:
 CO KYLE L. PRESSER, R.P.L.S.
 MATKINHOOVER ENGINEERING
 AND SURVEYING
 8 SPENCER ROAD, SUITE 300
 BOERNE, TX 78009

ENGINEER:
 GARRETT D. KELLER, P.E.
 MATKINHOOVER ENGINEERING
 AND SURVEYING
 8 SPENCER ROAD, SUITE 100
 BOERNE, TX 78009

LAND USE "R-2" SUMMARY
 PROPERTY AREA: 497.76 ACRES
 LOT COUNT: 330 MAXIMUM
 LOT SIZE: ONE TO 1.99 ACRES - MEDIUM DENSITY
 DENSITY: 330 (LOTS) / 497.76 (ACRES) = 0.66 EDU/ACRE
 LENGTH OF ROAD CENTERLINE (L.F.): 32,530'
 OPEN SPACE/DRAINAGE AREA: 94.93 ACRES
 PARKLAND AREA: 7.9 ACRES



- NOTES:**
- A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BULVERDE AND THE PROPERTY OWNER WAS SIGNED INTO EFFECT ON OCTOBER 13, 2015, AND RECORDED AS DOCUMENT NO. 201606017213, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AMENDMENT NO.1 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON SEPTEMBER 5, 2018, AND RECORDED AS DOCUMENT NO. 201808035984, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. AMENDMENT NO.2 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON JANUARY 8, 2021, AND RECORDED AS DOCUMENT NO. 202106001536, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 - ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS RURAL LOCAL WITH A DESIGN SPEED OF LIMIT OF 30MPH.
 - NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 4809100215F DATED SEPTEMBER 2, 2009.
 - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THERE ARE NO PROPOSED THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
 - ROAD NAMES HAVE NOT BEEN SUBMITTED TO 911 ADDRESSING AND ARE CURRENTLY IDENTIFIED WITH A LETTER. THE CURRENT ROAD NAMES ARE FOR REVIEW ONLY AND ARE SUBJECT TO CHANGE.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 7.1. WATER: CANYON LAKE WATER SERVICE COMPANY.
 7.2. ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE.
 7.3. COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE.
 7.4. GAS: ENERTEX.
 7.5. SANITARY SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 - PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 6 PHASES. SEE LOT TABLE FOR MORE INFORMATION.
 - THE CITY OF BULVERDE MINIMUM SETBACKS PER ZONE "R-2" REQUIREMENTS ARE:
 9.1. FRONT = 50 FEET MIN.
 9.2. REAR = 30 FEET MIN. AND
 9.3. SIDE = 25 FEET MIN.
 - LOT SIZE - MINIMUM LOT SIZE IS 1.01 ACRES WITH ASPECT RATIO OF 1.4 (W/L).
 - LOT FRONTAGE - 105 FEET MIN.

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: JUNE 2021

REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER ENGINEERING & SURVEYING
 330 SHELL ROAD SUITE 3
 BOERNE, TEXAS 78009
 OFFICE: 512.868.2244
 CONTACT: MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1059400

LEGEND

CITY OF BULVERDE LIMITS	---
PROPERTY BOUNDARY	---
EXISTING 10' MAJOR CONTOUR	1200
EXISTING 2' MINOR CONTOUR	---
ADJOINER PROPERTY LINE	---
PROPOSED DRAINAGE EASEMENT	---
PROPOSED PHASING BOUNDARY	---
OPEN SPACE/DRAINAGE AREA	---
STORMWATER CONVEYANCE FLOW PATH	---
100-YEAR STORM EVENT WATER SURFACE ELEVATION; RECLAMATION LIMITS	---
100-YEAR STORM EVENT WATER SURFACE ELEVATION; INUNDATION LIMITS	---
PROPOSED WATER LINE	---
PROPOSED UNDERGROUND ELECTRIC	---

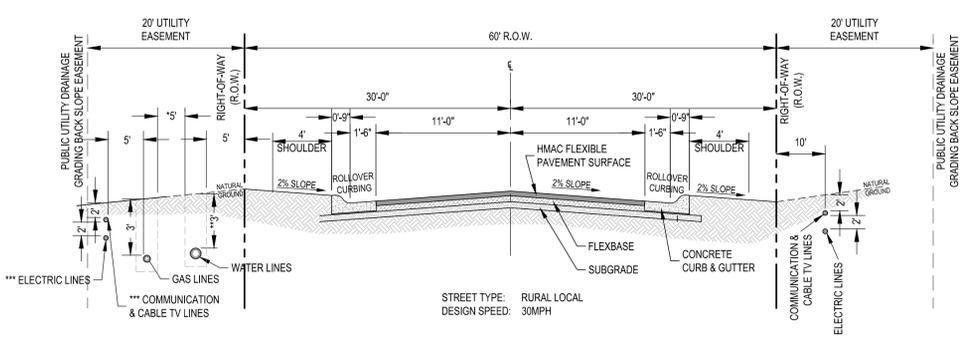
LOT DETAIL TABLE

PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	127.39	9,280	84
2	61.68	3,660	47
3	87.01	4,560	47
4	70.28	4,100	50
5	37.95	2,080	26
6	113.45	8,850	76
TOTAL	497.76	32,530	330

- AVE AVENUE
 BLVD BOULEVARD
 C.O.B. CITY OF BULVERDE
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS,
 COMAL COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 RXX' RADIUS
 TYP. TYPICAL
 PT. POINT
 LN. LANE
 RD. ROAD
 DR. DRIVE
 TRL. TRAIL



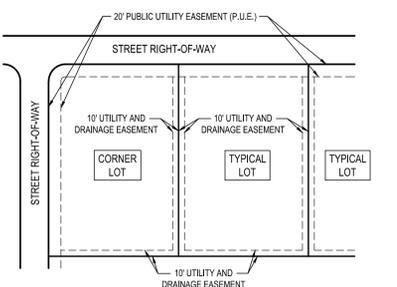
Z:\PROJECTS\3219 - Goldsmith Tract\Submittals\CS100 - Master Development Plan.dwg



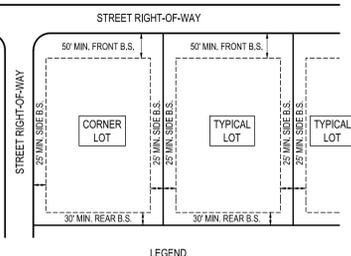
MINIMUM COVER BELOW FINISH-GRADE FOR ALL UTILITIES UNDER ROADWAY IS 36" OR 12" BELOW SUBGRADE, WHICHEVER IS DEEPER

ELECTRIC PRIMARY	36"
ELECTRIC SECONDARY	24"
WASTE WATER	36"
STORM SEWER	24"
GAS	36"
TELECOMMUNICATIONS	36"

TYPICAL STREET & UTILITY ASSIGNMENT SECTION
 NOT TO SCALE
 *DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS.
 **MINIMUM DEPTH OF COVER ABOVE WATERLINE SHALL BE FROM TOP OF PIPE TO PROPOSED GRADE.
 *** LOCATE ELECTRIC HERE WHEN GAS, WATER AND ELECTRIC ARE ON THE SAME SIDE.



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



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

MASTER DEVELOPMENT PLAN
 FOR
THE GOLDSMITH DEVELOPMENT
 BULVERDE, TEXAS

CS100

JOB NO. 3219.00
 DESIGNED BY: M. HUBBLE
 DRAWN BY: T. SAUR
 CHECKED BY: G. KELLER
 SHEET NO.

LEGEND

- CITY OF BULVERDE LIMITS
- PROPERTY BOUNDARY
- EXISTING 10' MAJOR CONTOUR
- EXISTING 2' MINOR CONTOUR
- ADJOINER PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PHASING BOUNDARY
- REAR LOT LINES
- STORMWATER CONVEYANCE FLOW PATH

OWNER 1:
C/O BEN BUNKER
BITTERBLUE, INC.
11 LYNN BATTIS LANE, #100
SAN ANTONIO, TX 78218

SUBDIVIDER:
C/O BEN BUNKER
BITTERBLUE, INC.
11 LYNN BATTIS LANE, #100
SAN ANTONIO, TX 78218

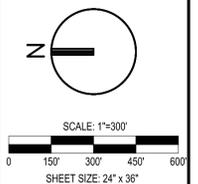
SURVEYOR:
C/O KYLE L. PRESSLER, R.P.L.S.
MATKIN HOOVER ENGINEERING
AND SURVEYING
8 SPENCER ROAD, SUITE 300
BOERNE, TX 78006

ENGINEER:
GARRETT D. KELLER, P.E.
MATKIN HOOVER ENGINEERING
AND SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TX 78006

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.0%	15.0%	
2	15.0%	20.0%	
3	20.0%	25.0%	
4	25.0%	1000.0%	

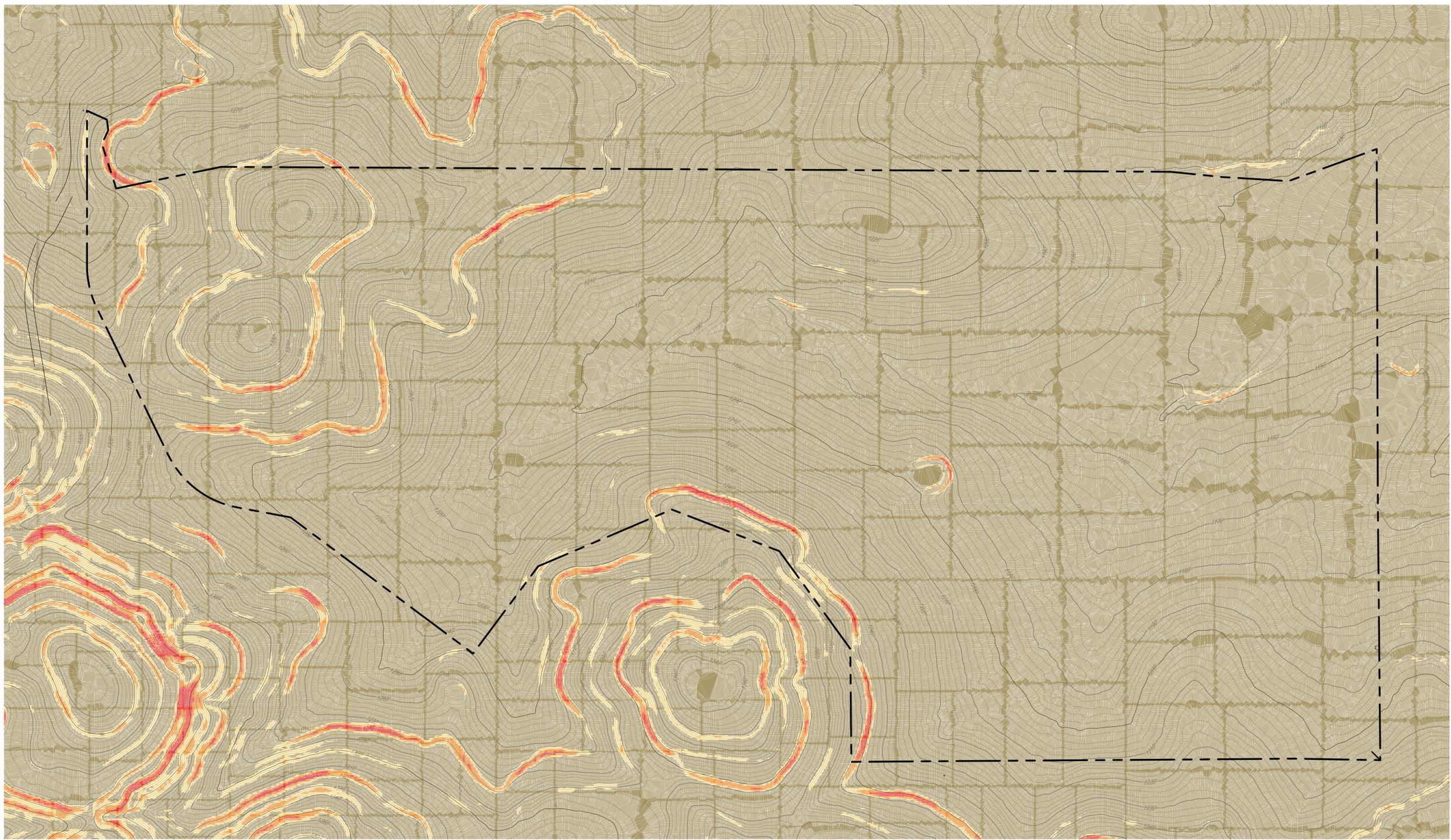
LAND USE "R-2" SUMMARY
PROPERTY AREA: 497.76 ACRES
LOT COUNT: 330 MAXIMUM
LOT SIZE: "ONE TO 4.99 ACRES" - MEDIUM DENSITY
DENSITY: 330 (LOTS) / 497.76 (ACRES) = 0.66 EDU/ACRE
LENGTH OF ROAD CENTERLINE (L.F.): 33.325'
DRAINAGE AREA: 67.7 ACRES
PARKLAND AREA: 5.6 ACRES



This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: JUNE 2021

REVISIONS:

NO.	DATE	DESCRIPTION



MATKIN HOOVER
ENGINEERING & SURVEYING
3305 SHELL ROAD SUITE 100
BOERNE, TEXAS 78006
817.266.2244
CONTACT: MATKIN@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

MASTER DEVELOPMENT PLAN - SLOPE MAP
FOR
GOLDSMITH
BULVERDE, TEXAS

CS101

JOB NO.	3219.00
DESIGNED BY:	T. LUNG
DRAWN BY:	T. LUNG
CHECKED BY:	G. KELLER
SHEET NO:	2 2

REVIEW MEMORANDUM

TO: Garrett D. Keller, P.E.
Matkin Hoover Engineering and Surveying
8 Spencer Road, Suite 100
Boerne, TX 78006
gkeller@matkinhoover.com

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

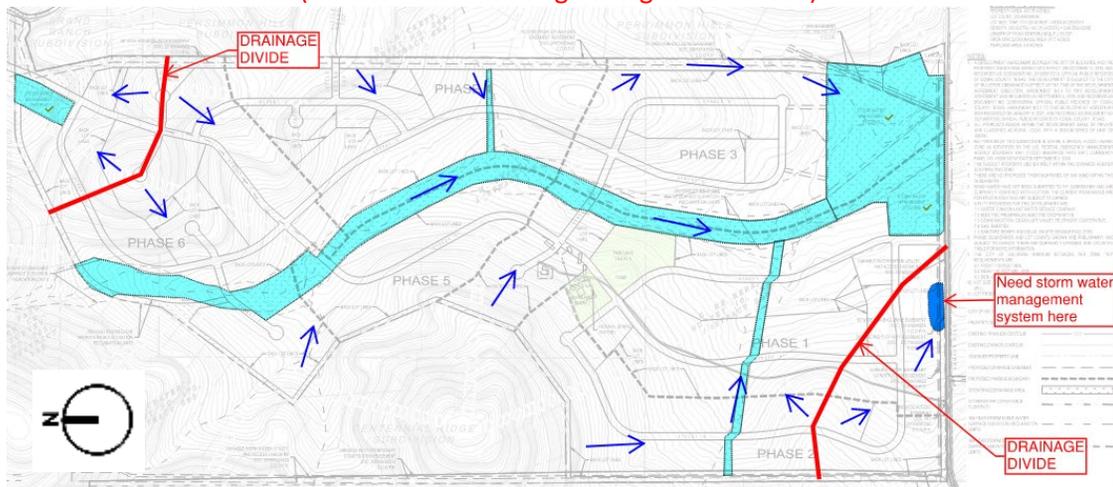
SUBJECT: Goldsmith MDP Review No.2
PC-21-10

DATE: July 9, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Goldsmith Master Development Plan (MDP), a 497.85-acre tract of land, dated July 8, 2021 (print date). The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde (October 2015) and the Bulverde Drainage Design Manual (BDDM). The following items were reviewed, with resolved items noted in blue and unresolved/new items noted in red be addressed by the applicant before resubmittal.

MDP Review Comments - Ordinance Section 1.05(a), MDP Specifications

1. Missing proposed lot layouts – **Comment resolved...lots added.**
2. Missing proposed utility system layout – **Comment resolved...utility lines added.**
3. Drainage: Although a drainage analysis is not required under the vested subdivision ordinance for an MDP, drainage features on the MDP were reviewed. An additional “Storm Water Management System” (i.e. detention) will be needed for the southwest drainage area as shown below. Runoff leaving project boundary must be equal or less than predeveloped conditions. – **See drainage comments for “Downstream Impact Analysis and Drainage Report” dated 6/15/21 at the end of this memo (not included with original digital submittal).**



4. Missing tree preservation survey, Vested Subdivision Ordinance Section 4.01(d)(ii). Should be prepared in accordance with current Subdivision Ordinance Section 4.07(f)(i)(5). – [Comment withdrawn...tree preservation plan can be submitted with the final plat for each phase \(City staff email 3/3/21\).](#)
5. Goldsmith MDP zoning doesn't comply with current City of Bulverde Zoning Map within city limits. City of Bulverde Zoning Map identifies zoning as R-2 and R-3 within the project limits of Goldsmith MDP. Zoning application will be required. – [Comment withdrawn...Development agreement states the lots are to be developed in accordance with R-2 zoning. Confirmed in City staff email 3/3/21.](#)
6. Totals shown in the 'LOT DETAIL TABLE' do not match what is shown in 'LAND USE "R-2" SUMMARY', top right of sheet. – [Comment resolved](#)

REVIEW COMMENT:
 Property area, lot count, & density doesn't match what is shown in 'LAND USE "R-2" SUMMARY'.

LOT DETAIL TABLE			
PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	128.06	9,280	82
2	62.49	3,660	47
3	88.98	4,550	44
4	70.28	4,470	47
5	36.54	2,060	24
6	113.44	8,850	74
TOTAL	497.78	32,890	318

*SUBJECT TO CHANGE

LAND USE "R-2" SUMMARY

PROPERTY AREA: 497.76 ACRES
 LOT COUNT: 330 MAXIMUM
 LOT SIZE: "ONE TO 4.99 ACRES" - MEDIUM DENSITY
 DENSITY: 330 (LOTS) / 497.76 (ACRES) = 0.66 EDU/ACRE
 LENGTH OF ROAD CENTERLINE [L.F.]: 33,325'
 OPEN SPACE/DRAINAGE AREA: 67.7 ACRES
 PARKLAND AREA: 5.6 ACRES

7. Boundary of development should be indicated with heavy lines. – [Comment resolved](#)

Development Agreement Comment

1. Per Article III, Section 3 of the First & Second Amendment to the Development Agreement, "Roadways connecting the Property to the Shepherds Ranch Subdivision or to the Persimmon Hill Subdivision are prohibited." A proposed outlet in the Goldsmith MDP appears to connect to Little Round Top which is in the Persimmon Hill Subdivision. – [Comment resolved...connection to Persimmon Hill subdivision removed.](#)

Traffic Impact Analysis Review Comments – Revised TIA required.

General

1. Generally, check the document for correct road names, spellings, jurisdictions, etc. We noted references to other counties and roads not in the project area.
2. Check and harmonize the number of intersections listed as analyzed. The stated number varies throughout the document.
3. The section titled "Rough Proportionality" should be titled "Cost Estimate"
 - o According to CoB Code, the responsibility for determining Rough Proportionality resides with the City.
 - o I understand the point in the final sentence in that section is to support the proposed mitigation. However, please strike that sentence. The City has not conducted a proportionality determination.

4. COVID adjustment factor – I was able to figure out what you did, and I agree with the conclusion. However, it needs to be explained more clearly so a layperson (or less experienced engineer) can follow it. Citizens *do* look at these in Bulverde.
5. For turn lanes, we generally require
 - Use of TxDOT RDM Table 3-3 (not 3-3A) for turn lane deceleration lengths.
 - Use of modeled queue lengths for storage (this requirement is indicated in the RDM).
6. Recommend beginning funding agreement coordination with Centennial Ridge as early as practical. This will minimize delays for both developments as they progress.

Study Intersections

7. The intersection of Ammann and Leroy Scheel is listed as a study intersection. However, no counts or analysis was conducted.
 - I believe this location is shown because the site plan during scoping called for the access point to line up here.
 - Given that similar roads like Specht and Ludwig Trail were not analyzed, I do not think it is necessary to analyze Leroy Scheel now, either.

Existing/Proposed Conditions

8. The description and image for the intersection of Ammann and Bulverde is out of date. The striping including a WB RTL to the old school has been restored.
9. The SH 46 existing conditions are described. However, SH 46 is currently expected to be widened to a 6-lane urban section, coinciding with Phase II of this development.
 - TxDOT has not shared the schematic with the City. I am unsure whether there will be a median opening or LTL at Brand.

SH 46 and Brand

10. Agree with conclusions for Phase I.
11. For Phase II, the SH 46 widening should be considered.
 - As analyzed, an impact has been identified, and no mitigation has been proposed. This is not acceptable. A traffic signal is not the only possible mitigation. Potential mitigation options include, but are not limited to, those listed in the TIA section of the Code of Ordinances (Ch 10, Section 2.04 (b) (iv) 6) d)).
 - Additional mitigation for delay on Brand may not be required depending on the effect of the widening
 - It may be possible to include the needed EB RTL in the proposed schematic (they're only at 30% from what I understand)
 - If a median opening is not planned at Brand, this would completely change the analysis

Ammann and Bulverde

12. The existing WB RTL went into a school. While Comal ISD sold it, it's still titled as a school. From what we know, and the information presented, it is not clear that the existing RTL is no longer needed. Before we can accept the recommendation to remove the existing turn lane, study of the existing use of the turn lane and coordination with the current owner regarding their plans for the site is required.

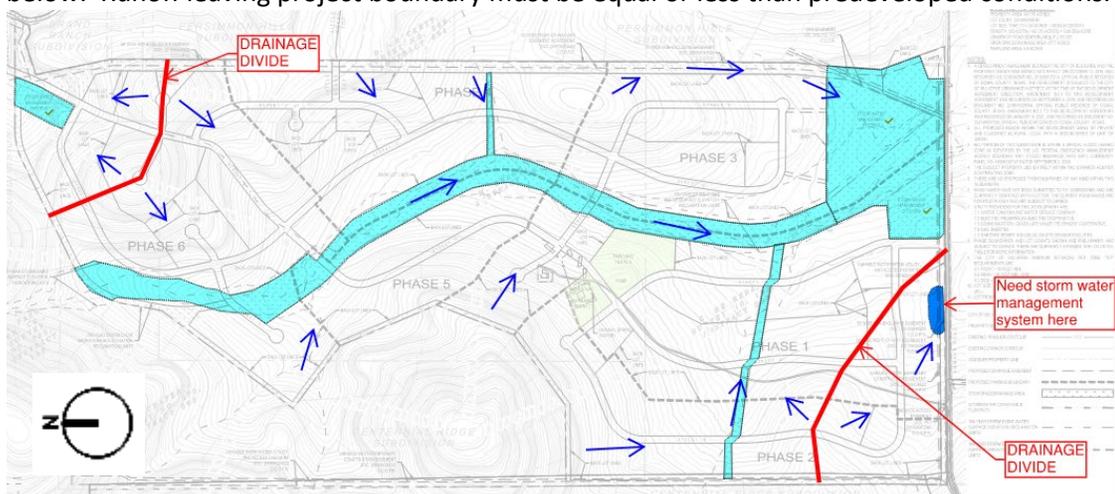
13. Generally, we require use of Table 3-3 (not 3-3A) for turn lane deceleration lengths. However, given this is approaching a T-intersection, I believe use of 3-3A is acceptable in this case.

Turn Lanes

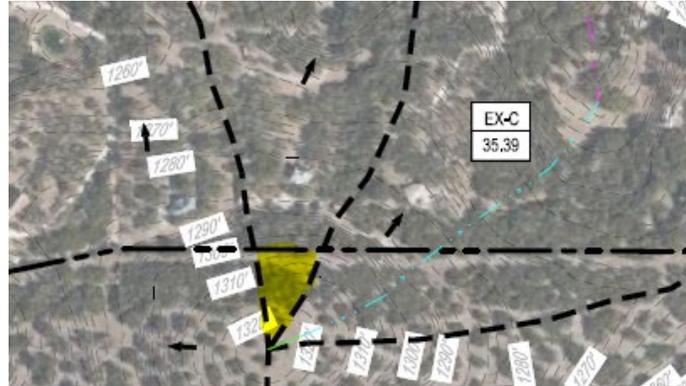
14. The RTL requirement is not limited to site intersections or site access points. Movements where the RTL volume exceeds the threshold include:
- SB RT at Earl Oak and Brand
 - SB RT at Bulverde and Ammann
 - WB RT at Ammann and Persimmon Hill
 - EB RT at SH 46 and Brand (need to find out plan for SH 46 widening – volumes may be higher if there is no median opening. And it may be possible to include the RTL in that project)

Drainage Review Comments

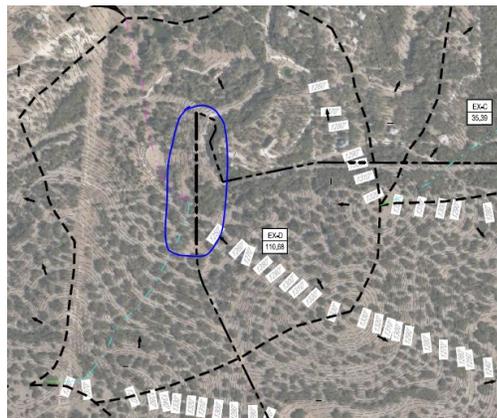
1. As noted in the previous comments on the Master Drainage Plan, an additional “Storm Water Management System” (i.e. detention) will be needed for the southwest drainage area as shown below. Runoff leaving project boundary must be equal or less than predeveloped conditions.



2. A portion of the proposed project site is not incorporated into any delineated drainage area. Please include the portion missing between drainage areas C and D (see yellow highlighted circled area).



3. The impervious area proposed is in line with the TR-55 guidelines, however, if the final home sizes (and therefore impervious cover) will vary significantly from the 20% proposed, the runoff values should be recalculated. In addition, roadways and other impervious structures were not accounted for in the proposed conditions land use calculation.
4. The curve numbers selected do not align with the categories of curve numbers given in the City's Drainage Manual (Table 4.1).
5. It is difficult to discern the property boundary from the drainage area boundaries based on the line type used. Please differentiate between the two on the existing conditions map, similar to what was done for proposed. Also note that the line weight is heavier than it should be by EX-D (see blue circle below).



6. Please use a designation on the calculation tables (Exhibits A and C) to show which runoff calculations were performed using the NRCS method, and which used the SCS method. Also, it appears that all of the calculations in Hydraflow are using the SCS method. Per the City's drainage manual, different methods for calculating runoff should be utilized for drainage areas above and below 20 acres.
7. Computation Point C shows no increase in runoff in proposed conditions. However, there may be a slight increase from the lots on the back. Verify during design.
8. The proposed land use table is missing for D1 (Exhibit D).
9. The proposed drainage area map does not have any proposed contours shown. Since this project is at the master development stage, those may be premature. However, how are the proposed drainage area basins delineated in the absence of grading?

10. The drainage areas and flow paths for the proposed condition will go through proposed residential structures once designed. Please ensure delineations will accurately follow built conditions.
11. The largest area at the site (A1) does not drain to a detention basin. Although the computation point A shows a decrease in runoff between existing and proposed conditions, it is concerning that this large area is not captured. Is there a plan to route flow into one of the proposed detention basins? Note that area D2 is also not captured by any stormwater detention structure.
12. The inundation study that was performed leads to a few questions:
 - a. A portion of the proposed development (lots in the northwest corner of the site) are within the 100-year study. Are residences proposed on these sites? If so, mitigation should be proposed to prevent flooding in accordance with the City of Bulverde's Floodplain Ordinance.
 - b. Portions of the area are proposed to be reclaimed. Will this be accomplished via grading at the site?
13. Stage storage information for the detention ponds is provided in the report, however, there is no additional information for verification of those values. As this is a Master Drainage Plan, they are not required at this point, but please ensure they are included in future plan phases.
14. The Hydraflow model has three different areas for DA A1, two of which are prorated. It is difficult to determine the reasoning for this method. Please explain.
15. The Hydraflow model also includes reaches (features 28 and 30). Where are those proposed? Have they been designed?
16. Please note that aerial imagery of the site taken in December 2020 (accessed via Google Earth) shows a new road and what appears to be a mining site. Impervious area calculations should be revised to reflect these land use changes.
17. Please note that since the site is within the contributing zone of the Edwards Aquifer, the proposed detention ponds are encouraged to comply with TCEQ's technical guidelines.
18. Also note that the Probable Maximum Precipitation flood event may need to be evaluated if the detention basins meet TCEQ's criteria for dammed structures.
19. Also note that a SWPPP and Erosion and Sediment Control plans will be required for the site.
20. Drainage easements will be required per the City's requirements.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-11
Final Plat
Belle Oaks Ranch, Phase VII

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

REQUEST:
Consider the approval of a Final Plat for Belle Oaks Ranch, Phase VII, generally located on the east side of Blanco Road approximately 1.2 miles south of 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 93.281 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.
Size: 93.281 acres; 79 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2 Residential District
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Belle Oaks Ranch Phase VII, part of the Belle Oaks Ranch development for which a Development Agreement dated January 9, 2018, was executed. As such, the development is subject to the vested Subdivision Ordinance 509, which was approved in December of 2017. A Master Development Plan for Belle Oaks Ranch was approved by the Planning & Zoning Commission and the City Council in January of 2019.

ANALYSIS:

This proposed final plat is for approximately 93.281 acres of undeveloped property and establishes 79 single-family residential lots. The proposed final plat is classified as a medium density development.

Water service will be provided by the Canyon Lake Water Service Company; electric service will be provided by Pedernales Electric Cooperative, Inc.; telephone service will be provided by Guadalupe Valley Telephone Cooperative, Inc.; gas service will be provided by Enertex NB, LLC; and individual lots will be served by on-site sewage facilities.

The Future Land Use Plan of the City of Bulverde identifies the subject area as LR – Large Lot Residential which predominantly consists of single-family housing in a large lot development.

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

STAFF RECOMMENDATION:

Halff Associates and City staff reviewed the application and proposed final plat. The application and plat satisfy all requirements set forth in the vested Subdivision Ordinance and all outstanding comments have been resolved.

Therefore, staff recommends **approval** of this final plat.

ATTACHMENTS:

1. Application
2. Final Plat
3. Acceptance Memo

NOTES:

1. ACREAGE OF SUBDIVISION = 93.281 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.18 AC/LOT.
2. NO LOTS IN PHASE VII ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOOD 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 (CLWSO).
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 MATKIN/HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD83.
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.) GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201806001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES. AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOT 917 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1007 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE POA.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. BELLE OAKS RANCH PHASE VII 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 GRANTORS 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 VII

A 93.281 ACRE TRACT OF LAND, LOCATED IN THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, 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: 79

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE VII IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDAED 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 VII.

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 VII 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.

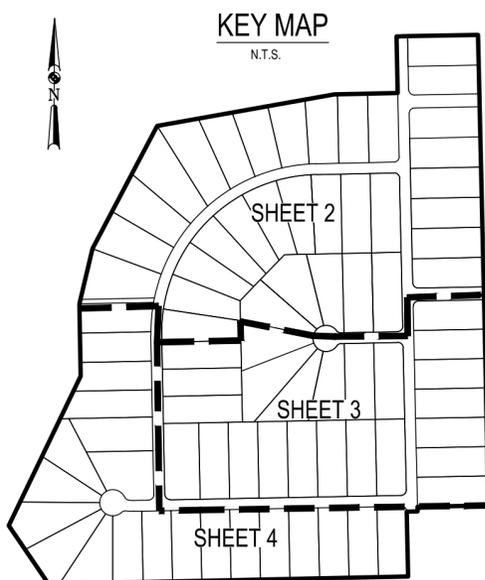
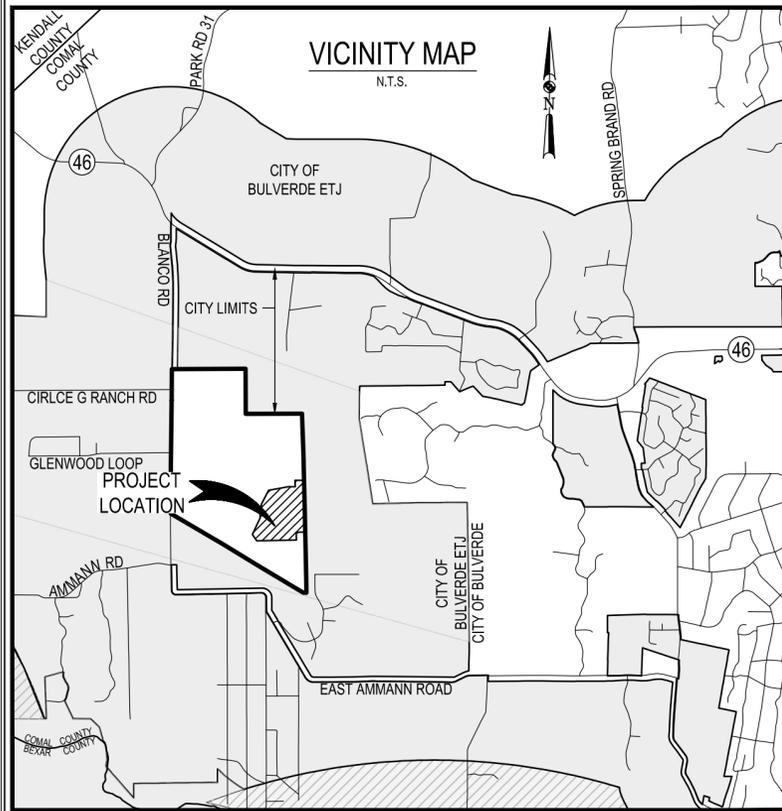
DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON

THIS PLAT OF BELLE OAKS RANCH, PHASE VII WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE ____ DAY OF _____, 20__. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
PLANNING DIRECTOR



STREET SUMMARY TABLE	
ROAD NAME	LENGTH OF ROAD (LF)
JOHANNA RIDGE RD	1,374
CARRIES CREEK DR	2,365
ROSEMARY RIDGE DR	351
BUTLER RIDGE TRL	349
BLAZE RIDGE BLVD	379
ANSLEY RIDGE TRL	2,187
TOTAL (LF)	7,005

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@SOUTHP.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

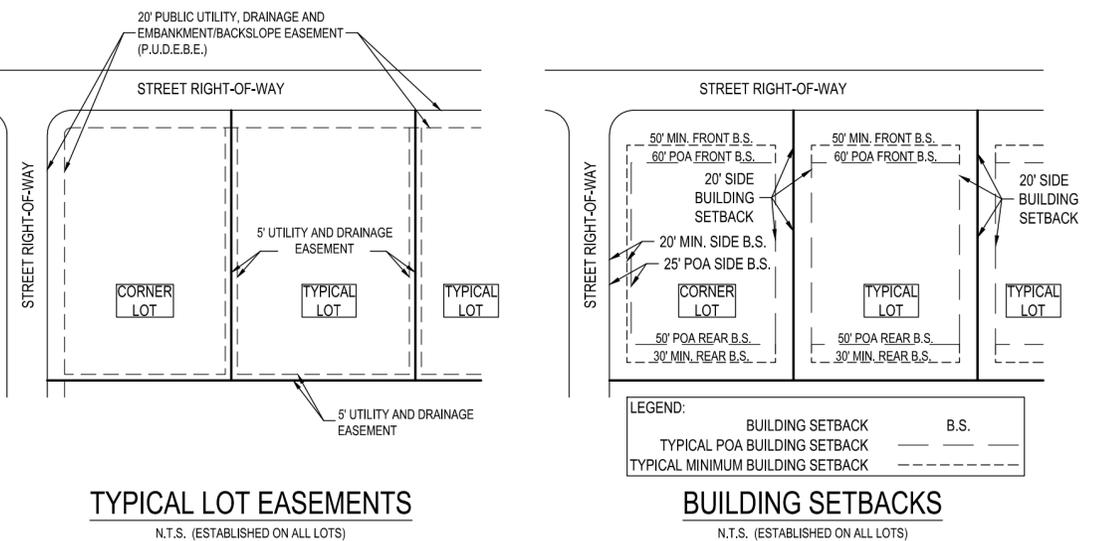
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

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

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

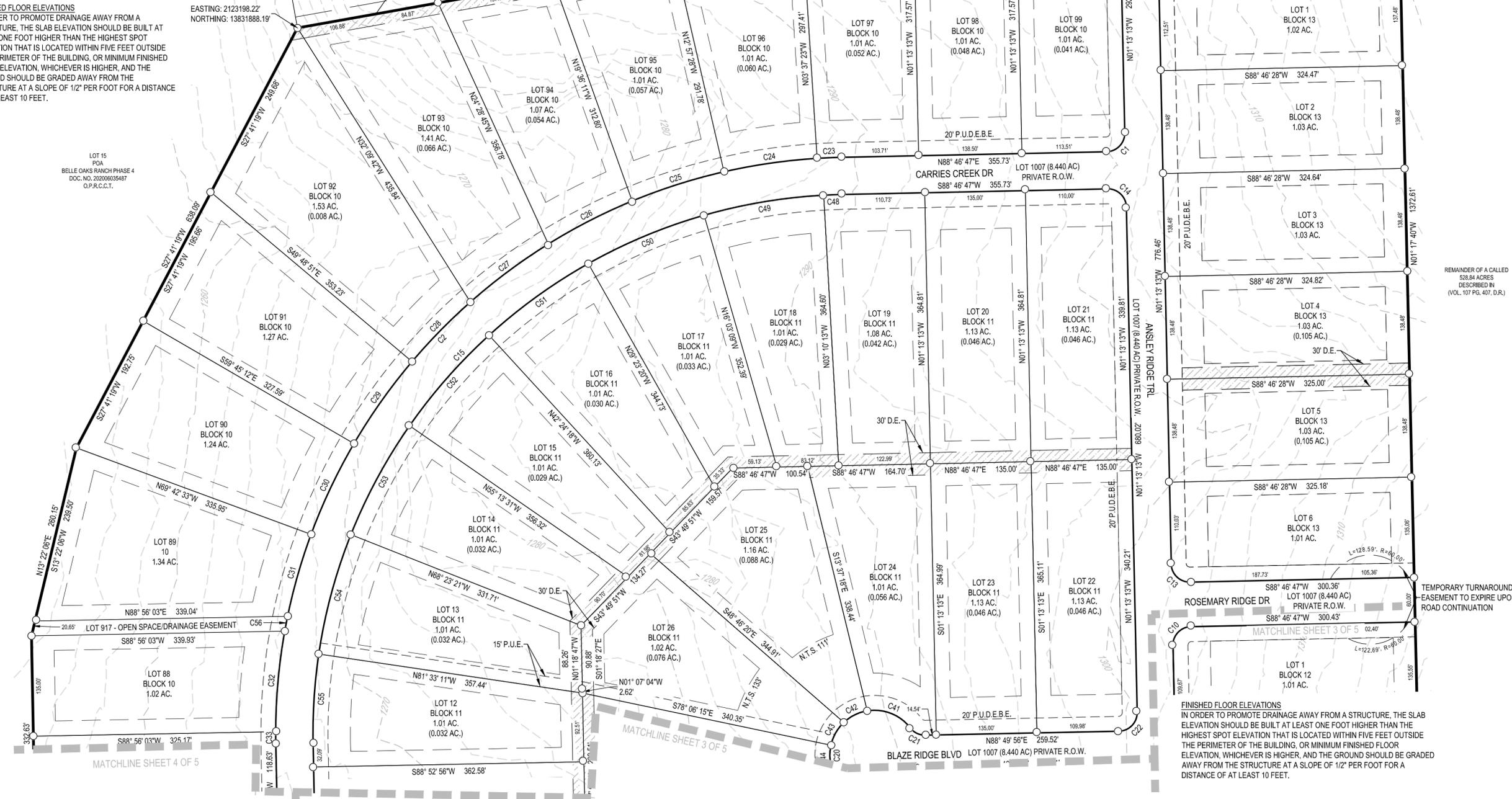
SUBMITAL DATE: JUNE 15, 2021
PRINT/REVISION DATE: XXX XX, 2021

MHE JOB NO. - 2969.07
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

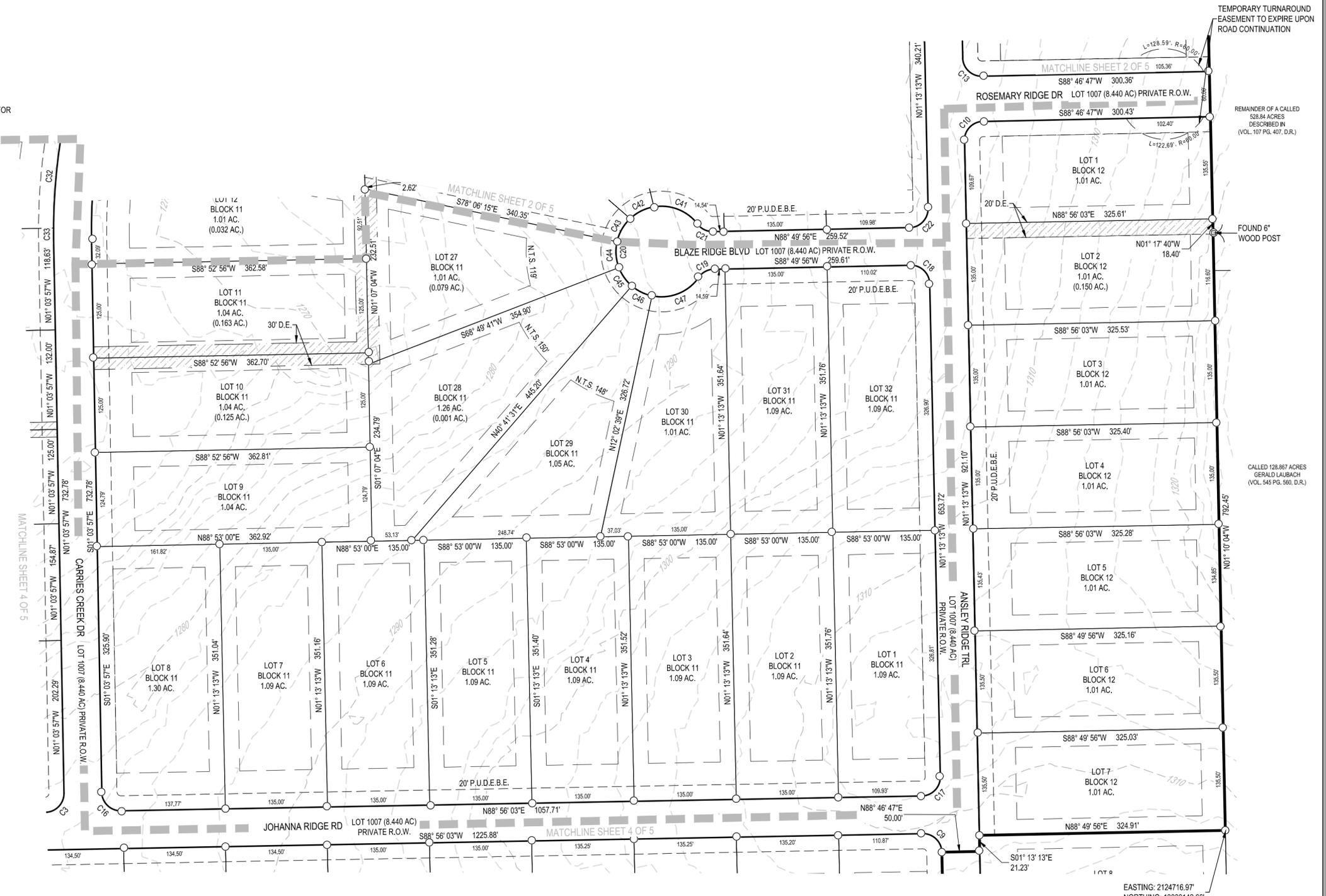
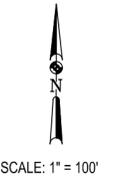
FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, 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.



FINAL SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VII

<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 #004512 SURVEYING FIRM #10024000</p>	<p>SUBMITTAL DATE: JUNE 15, 2021 PRINT/REVISION DATE: - MHE JOB NO. - 2969.07 MHS JOB NO. - 17-4180</p> <p>SHEET 2 OF 5</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
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION

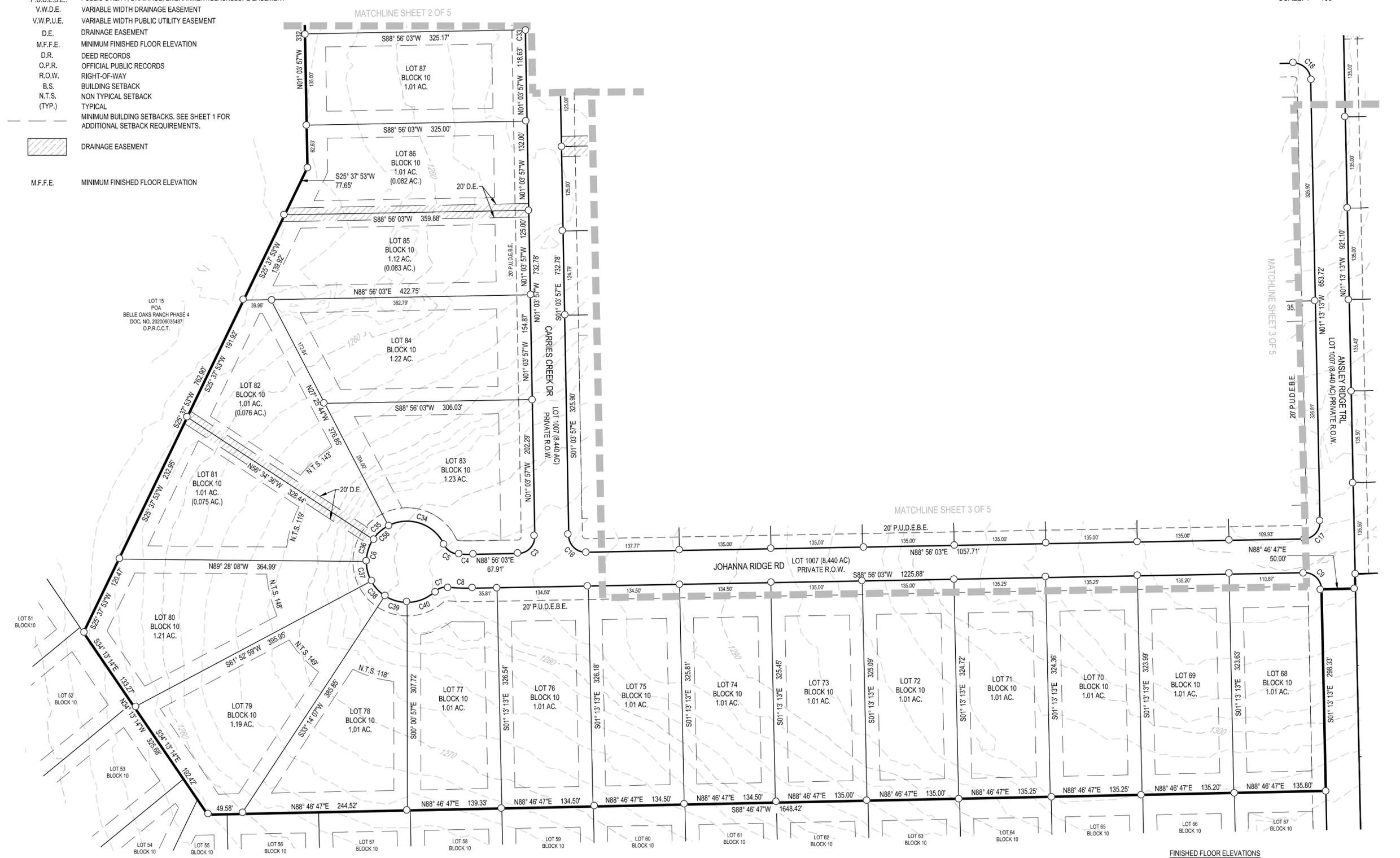


FINISHED FLOOR ELEVATIONS
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FINAL SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VII

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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
 - ⊙ FOUND 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



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.

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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N43° 46' 47"E	35.36'
C2	775.00'	1215.28'	89°50'44"	N43° 51' 25"E	1094.54'
C3	25.00'	39.27'	90°00'00"	N43° 56' 03"E	35.36'
C4	275.00'	20.27'	4°13'22"	S88° 57' 16"E	20.26'
C5	25.00'	26.84'	61°30'23"	S56° 05' 23"E	25.57'
C6	60.00'	300.94'	287°22'44"	N10° 58' 26"E	71.06'
C7	25.00'	20.99'	48°06'51"	S71° 20' 30"W	20.38'
C8	325.00'	36.67'	6°27'53"	N87° 50' 01"W	36.65'
C9	25.00'	39.20'	89°50'44"	N46° 08' 35"W	35.31'
C10	25.00'	39.27'	90°00'00"	S43° 48' 47"W	35.36'
C11	25.00'	39.27'	90°00'00"	S46° 13' 13"E	35.36'
C12	25.00'	39.27'	90°00'00"	S43° 46' 47"W	35.36'
C13	25.00'	39.27'	90°00'00"	N46° 13' 13"W	35.36'
C14	25.00'	39.27'	90°00'00"	N46° 13' 13"W	35.36'
C15	725.00'	1136.87'	89°50'44"	S43° 51' 25"W	1023.92'
C16	25.00'	39.27'	90°00'00"	S46° 03' 57"E	35.36'
C17	25.00'	39.34'	90°09'16"	N43° 51' 25"E	35.40'
C18	25.00'	39.25'	89°56'51"	N46° 11' 39"W	35.34'
C19	25.00'	23.55'	53°58'05"	S61° 50' 53"W	22.69'
C20	60.00'	301.53'	287°56'10"	N01° 10' 04"W	70.59'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	25.00'	23.55'	53°58'05"	S64° 11' 01"E	22.69'
C22	25.00'	39.29'	90°03'09"	N43° 48' 21"E	35.37'
C23	775.00'	32.50'	2°24'10"	N87° 34' 42"E	32.50'
C24	775.00'	126.26'	9°20'05"	N81° 42' 34"E	126.12'
C25	775.00'	129.45'	9°34'12"	N72° 15' 26"E	129.30'
C26	775.00'	126.60'	9°21'33"	N62° 47' 34"E	126.46'
C27	775.00'	130.62'	9°39'25"	N53° 17' 05"E	130.47'
C28	775.00'	111.98'	8°16'44"	N44° 19' 00"E	111.89'
C29	775.00'	135.17'	9°59'36"	N35° 10' 50"E	135.00'
C30	775.00'	135.17'	9°59'36"	N25° 11' 15"E	135.00'
C31	775.00'	114.72'	8°28'53"	N15° 57' 00"E	114.62'
C32	775.00'	135.98'	10°03'10"	N05° 10' 16"E	135.80'
C33	775.00'	16.38'	1°12'38"	N00° 27' 38"W	16.38'
C34	60.00'	96.44'	92°05'32"	S71° 22' 58"E	86.39'
C35	60.00'	30.52'	29°08'52"	N47° 59' 50"E	30.20'
C36	60.00'	34.44'	32°53'33"	N16° 58' 38"E	33.97'
C37	60.00'	30.00'	28°38'52"	N13° 47' 34"W	29.69'
C38	60.00'	30.00'	28°38'52"	N42° 26' 27"W	29.69'
C39	60.00'	34.82'	33°15'04"	N73° 23' 25"W	34.33'
C40	60.00'	44.71'	42°41'58"	S68° 38' 04"W	43.69'

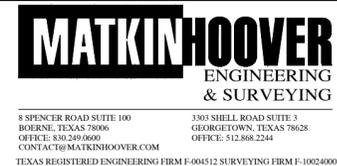
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	60.00'	65.31'	62°22'15"	S68° 23' 06"E	62.14'
C42	60.00'	35.53'	33°55'55"	N63° 27' 49"E	35.02'
C43	60.00'	35.63'	34°01'12"	N29° 29' 16"E	35.10'
C44	60.00'	34.70'	33°08'16"	S04° 05' 28"E	34.22'
C45	60.00'	30.00'	28°38'52"	N34° 59' 03"W	29.69'
C46	60.00'	30.00'	28°38'52"	N63° 37' 55"W	29.69'
C47	60.00'	70.35'	67°10'48"	S68° 27' 15"W	66.39'
C48	725.00'	24.67'	1°56'59"	S87° 48' 17"W	24.67'
C49	725.00'	163.01'	12°52'56"	S80° 23' 19"W	162.67'
C50	725.00'	168.75'	13°20'11"	S67° 16' 45"W	168.37'
C51	725.00'	164.70'	13°00'58"	S54° 06' 11"W	164.35'
C52	725.00'	162.22'	12°49'13"	S41° 11' 05"W	161.88'
C53	725.00'	166.57'	13°09'50"	S28° 11' 34"W	166.21'
C54	725.00'	166.57'	13°09'50"	S15° 01' 44"W	166.21'
C55	725.00'	120.37'	9°30'46"	S03° 41' 26"W	120.23'
C56	775.00'	20.45'	1°30'42"	S10° 57' 13"W	20.45'

FINAL SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VII

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
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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
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KYLE.PRESSLER@MATKINHOOVER.COM

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



SUBMITTAL DATE: JUNE 15, 2021
PRINT/REVISION DATE: -
MHE JOB NO. - 2969.07
MHS JOB NO. - 17-4180



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

REVIEW MEMORANDUM

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

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

SUBJECT: Belle Oaks Ranch
Phase 7 Final Plat Acceptance
PC-21-11

DATE: July 2, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 7 Final Plat, dated June 15, 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, Halff Associates has no further comments and recommends approval of the Belle Oaks Ranch Phase 7 Final Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

1. Sheet 1, Planning Director signature section refers to Phase VIII, revise to say "Phase VII" – [comment resolved](#)

Plat Supporting Documents, Ordinance Section 1.04(c)

No Comments

General Design 2.03(c)

No Comments

Storm Water Management Plan / Drainage Analysis

No Comments - Phase 7 & 8 Drainage Report dated 4/8/21 was reviewed and approved on 4/9/21 with Phase 8 final plat review.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-12

Replat

Replat of Lot 51 & 52, Block 7, Belle Oaks Ranch Phase V

MEETING DATE: July 15, 2021

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Replat (Revision) for Lot 51 & 52, Block 7, Belle Oaks Ranch Phase V, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.

APPLICANT:

Jorge E. Madera
23323 Oak Cliff Bend
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: Jorge E. Madera
Legal Description: BEING 2.014 ACRES AND ALL OF LOT 51 AND 52, BLOCK 7, BELLE OAKS RANCH, PHASE V SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202006057670, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 2.014 acres; 1 lot
Existing Land Use: Undeveloped
Existing Zoning: R-2 Residential
Proposed Land-Use: Single-Family Residential

SUMMARY & ANALYSIS:

This is a proposed replat of 2.014-acres consisting of two residential lots previously platted as Lot 51, Block 7 and Lot 52, Block 7 of Belle Oaks Ranch Phase V. The purpose of this replat is to combine Lots 51 and 52, Block 7, and thereby establish Lot 52R, Block 7.

The property was originally platted as two separate lots at the time of the original approval of Belle Oaks Ranch, Phase V.

Utility and drainage easements between the two original lots have been released by the appropriate utility service providers – Canyon Lake Water Service Company (CLWSC),

Guadalupe Valley Telephone Cooperative, Inc. (GVTC), Pedernales Electric Cooperative (PEC), and Enertex NB, LLC.

STAFF RECOMMENDATION:

The application, plat and required documents have been reviewed by Halff Associates and City staff. All comments have been addressed by the applicant.

Therefore, staff recommends **approval** of this replat.

ATTACHMENTS:

1. Application
2. Plat
3. Acceptance Memo



APPLICATION FOR REPLAT

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: Belle Oaks Ranch Unit No Lot 51 & 52
 Location Description/Nearest Intersection: Block 7, Phase 5

2. Owner/Applicant: Jorge E Madera
 Address: 23323 Oak Cliff Bend, San Antonio, Texas 78259 Email: jemadera1@gmail.com
 Telephone: 210-573-638 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): _____
 Address: _____ Email: _____
 Telephone: _____ Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	_____
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	_____
Residential:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>2</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	_____		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____			<input type="checkbox"/> Contributing
Zoning Class:	_____			

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.

30 May 2021

Signature of Owner/Applicant

Date

Fees and Submittal Dates on Page 2

NOTES

- ACREAGE OF AMENDING PLAT = 2.014 ACRES.
- NO LOTS IN PHASE V ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
- UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN-HOOVER CAP.
- 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 NAVD83.
- 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.
- 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.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
- GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- 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.
- 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.
- A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180001658 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.
- 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.
- THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
- 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.
- A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
- 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 1/4" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS
- 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.
- BELLE OAKS RANCH PHASE V DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

THIS TRACT IS SUBJECT TO ADDITIONAL PROPERTY OWNER'S ASSOCIATION SETBACKS

PEDERNALES ELECTRIC NOTES:

- 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.
- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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

I, JORGE E. MADERA AND WIFE, JENNIFER J. APODACA, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106001360 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.

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

JORGE E. MADERA
 23323 OAK CLIFF BEND
 SAN ANTONIO, TX, 78259

JENNIFER J. APODACA
 23323 OAK CLIFF BEND
 SAN ANTONIO, TX, 78259

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

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

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

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

STATE OF TEXAS
 COUNTY OF COMAL

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

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

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

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

COUNTY CLERK
 COMAL COUNTY, TEXAS

BY: _____ DEPUTY TO COUNTY CLERK

REPLAT OF LOT 51 & 52, BLOCK 7 BELLE OAKS RANCH PHASE V

BEING 2.014 ACRES AND ALL OF LOT 51 AND 52, BLOCK 7, BELLE OAKS RANCH, PHASE V SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202006057670, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 51, BLOCK 7 AND LOT 52, BLOCK 7, BELLE OAKS RANCH PHASE V.

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

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

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

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

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, OR 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.

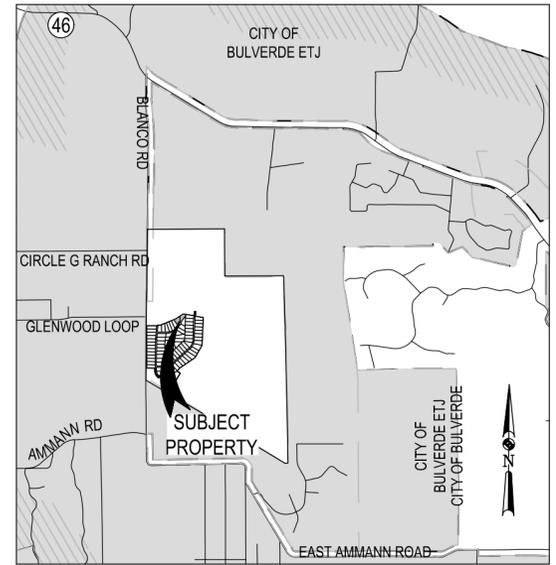
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS ___ DAY OF _____, 20__.

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

THIS REPLAT OF LOT 51 & 52, BLOCK 7, OF BELLE OAKS RANCH PHASE V, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____, YEAR _____.

BY: _____ CHAIRPERSON



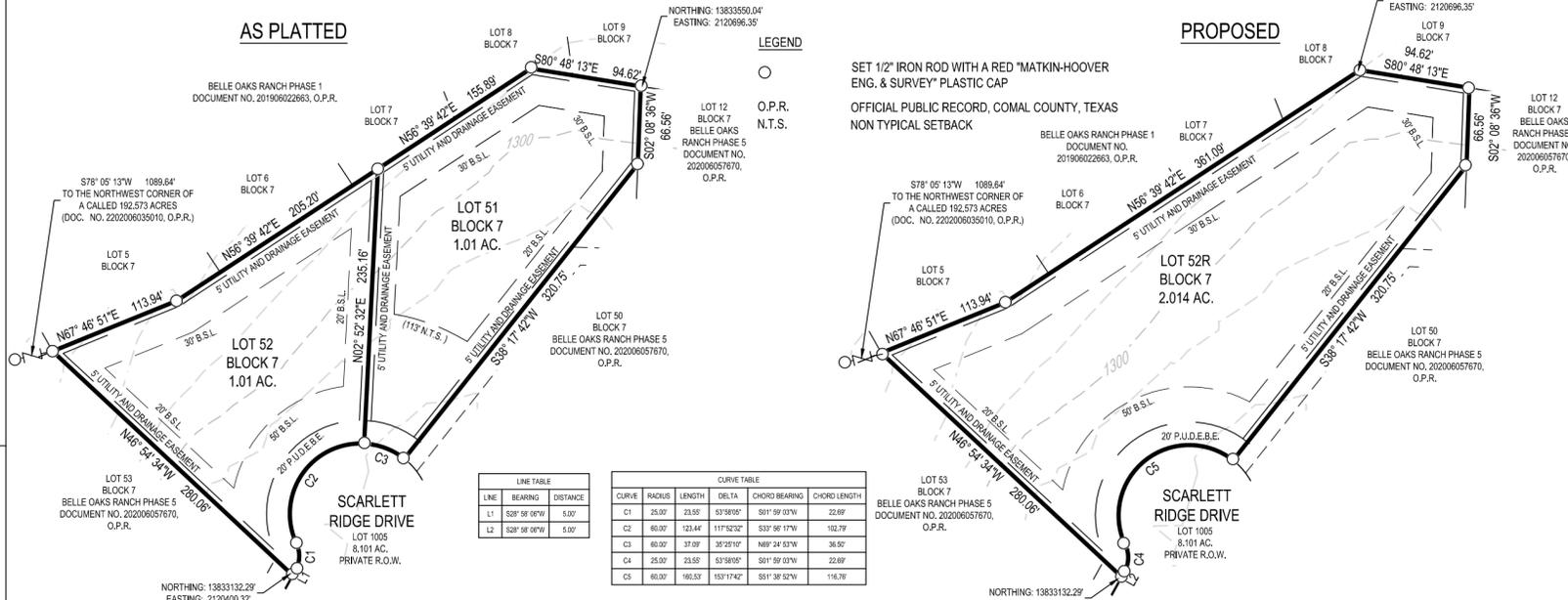
VICINITY MAP
 N.T.S.

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

AS THE LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106001360 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY CONSENT TO 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 52R, BLOCK 7, BELLE OAKS RANCH PHASE V.

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

MARION STATE BANK
 P.O. BOX 187
 MARION, TX 78124
 BY: SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 NAME: JORGE E. MADERA AND WIFE, JENNIFER J. APODACA



LINE TABLE		CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
L1	S28° 58' 08"W	5.00'	C1	25.00'	23.55'	53°58'59"	S81° 58' 03"W	22.89'
L2	S28° 58' 08"W	5.00'	C2	60.00'	123.44'	117°52'52"	S33° 56' 17"W	102.79'
			C3	60.00'	37.00'	30°25'02"	N89° 24' 53"W	36.50'
			C4	25.00'	23.55'	53°58'59"	S81° 58' 03"W	22.89'
			C5	60.00'	190.53'	153°17'42"	S51° 38' 52"W	116.78'

OWNER/DEVELOPER:
 JORGE E. MADERA AND WIFE
 JENNIFER J. APODACA
 23323 OAK CLIFF BEND,
 SAN ANTONIO, TEXAS, 78259

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



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

3303 SHELL ROAD SUITE 3
 GEORGETOWN, TEXAS 78628
 OFFICE: 512.866.2244

DATE: 06/02/2021
 MHE JOB NO. - 2969.05
 MHS JOB NO. - 174-180



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

REVIEW MEMORANDUM

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

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

SUBJECT: Belle Oaks Ranch Phase 5
Lot 51 & 52 Replat Acceptance

DATE: June 21, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 5, Lots 51 & 52 Replat, dated 6/2/2021. 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.). Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of the Lot 51 & 52 Replat as presented.

Replat procedure, Ordinance Section 1.04(h)

No comments

Replat specifications, Ordinance Section 1.05(c)

No comments



PLANNING AND ZONING COMMISSION ITEM:
PDD-21-03
Zone Change
33889 US Hwy 281 N

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

REQUEST:

Hold a public hearing and consider a request by LANGAN, on behalf of 7-Eleven Inc., for the approval of a Zone Change from a C-2 Commercial District to a PDD Planned Development District on an approximately 2.418-acre tract of land, generally located at the southwest corner of State Hwy 46 and US Hwy 281 N.

OWNER:

7-Eleven Inc.
One Arts Plaza
1722 Routh Street Ste 1000
Dallas, TX 75201

APPLICANT:

LANGAN
8951 Cypress Waters Blvd.
Dallas, TX 75019

PROPERTY INFORMATION:

Address: 33889 US Hwy 281 N, Bulverde, TX 78163
Legal Description: A-673 SUR-573 P WAGNER, ACRES 2.418
Owner: 7-Eleven Inc.
Existing Land Use: Convenience Store
Existing Zoning: C-2 Commercial District
Proposed Zoning: PDD Planned Development District

NOTICE:

Public Notice: June 30, 2021
Personal Notice: July 2, 2021

Staff sent 6 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, Staff received no letter of support or opposition out of those 6 properties that were individually notified.

IN SUPPORT: 0
IN OPPOSITION: 0

BACKGROUND:

The property is currently zoned C-2 Commercial District. A convenience store with gasoline sales is not permitted in a C-2 Commercial District per the table of permitted uses in Section 14.04.002.

According to the Comal County Appraisal District, a 7-Eleven convenience store with gasoline sales was built on the property in 1997, which predates both the incorporation of the City of Bulverde and its zoning regulations. Therefore, the subject property has a legal nonconforming (grandfathered) status per Section 14.15.002(2) of the Bulverde Code of Ordinances. The use of a convenience store with gasoline sales is allowed to continue on the property provided that the nonconforming use, building, or structure is not enlarged upon, expanded or extended per Section 14.15.003(d) of the Bulverde Code of Ordinances.

SUMMARY:

Due to TxDOT's right-of-way expansion on State Hwy 46, the applicant intends to rebuild the existing 7-Eleven with similar facilities on a different area of the subject property. The applicant is requesting to rezone the property to a PDD Planned Development District because the facilities for the proposed 7-Eleven would increase the total square footage of the existing nonconforming use. The necessity for a zone change is only triggered because the nonconforming use is proposed to be expanded. As a result, the property would lose its legal nonconforming status and be subject to the City's current zoning regulations for a C-2 Commercial District.

The property could, however, benefit from its legal nonconforming status by not expanding the square footage of the nonconforming use. If the applicant proposed to rebuild 7-Eleven to not increase its existing square footage, a zone change would not be required.

PREVIOUS ACTION:

At its June 8, 2021 regular meeting, City Council denied the applicant's previous zone change request for a C-3 Commercial District under case ZC-21-01. The applicant was advised by City Council to submit a request for a PDD Planned Development District.

ANALYSIS:

A Planned Development District (PDD) is established by ordinance and approved in the same manner as a zone change. A PDD provides site specific regulations based on a conceptual site plan and traffic impact analysis per Section 14.03.013 of the Bulverde Code of Ordinances.

City staff reviewed the conceptual site plan and Halff Associates reviewed the TIA worksheet for the proposed development. It was determined that both the site plan and TIA satisfied such requirements for a PDD application.

The key elements of a PDD application and ordinance are:

1. Establishment of a base zoning district plus any additional uses requested; and
2. Any modifications or enhancements to the development standards of the base zoning district that may be necessary.

Attached herein is the conceptual site plan and proposed renderings for 7-Eleven. Since the applicant's previous submittal, some notable changes to the site plan include an increase to both the building footprint of the convenience store (4,088 sf to 4,963 sf) and the total number of parking spaces (42 to 44). As such, the applicant is requesting a PDD Planned Development District to allow the use of a convenience store with gasoline sales on the subject property.

As shown in the attached zoning exhibits, the subject property is surrounded by properties along State Hwy 46 and US Hwy 281 N that are zoned C-2 Commercial.

The Future Land Use Plan of the City of Bulverde identifies the subject property as RAC – Regional Activity Center which includes *“a variety of higher-density housing types, employment opportunities, and commercial uses that serve on a regional scale.”* Primary land uses in a Regional Activity Center consist of *“retail, commercial, townhomes, workforce housing, offices, business park, hotels, entertainment centers, retail and personal service uses.”*

ATTACHMENTS:

- A. Application
- B. Letter of Authorization
- C. Site Plan
- D. Renderings
- E. Zoning Exhibits



Application for Zoning Change

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

Date: 06/16/2021

Case No. _____

Applicant Information:

Matthew D. Korte, PE 817-328-3239
Name Phone Fax
8951 Cypress Waters Blvd.; Dallas, TX 75019 mkorte@langan.com
Address Email

Property Owner Information:

Creighton Companies, LLC 239-210-0455
Name Phone Fax
2240 W First St., Suite 101 Fort Myers, FL 33901 wwoodard@creightondev.com
Address Email

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

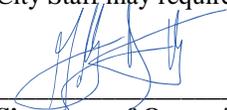
Property Identification:

Street Address: 33889 US Hwy 281 N; Bulverde, TX 78163
Legal Description: A-673 SUR-573 P Wagner, Acres 2.418
Zoning District Classification: C-2
Requested Zoning District Classification: PDD

Purposes and Reasons: (may attach additional sheets if needed)

7-Eleven would like to re-build their existing location with similar facilities. TxDOT R.O.W. taking will result in an unusable existing site. Overall covered area will increase slightly because of the new, larger gas pump canopy.

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



Signature of Owner/Applicant

06/16/2021

Date

Fees:

Planned Development District Zone Change Review Fee - \$2,000.00 + \$100.00 per acre.

Zone Change Review Fee (all other zoning categories) - \$750.00 + \$100.00 per acre.



LETTER OF AUTHORIZATION FOR APPLICATION REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO (NAME) Matthew D. Korte
ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO
FILE AND PRESENT AN APPLICATION TO THE CITY OF BULVERDE, TEXAS, TO REQUEST A ZONING,
SUBDIVISION, GRADING, SITE PLAN, LANDSCAPE PLAN, OR SIGN PERMIT OF THE FOLLOWING PROPERTY:

33889 US Hwy 281 N Bulverde, TX 78163

Comal County Property ID: 81166, Legal Description: A-673 SUR-573 P Wagner, Acres 2.418

COMAL CAD PROPERTY ID NUMBER, LEGAL DESCRIPTION, AND ADDRESS (if available)

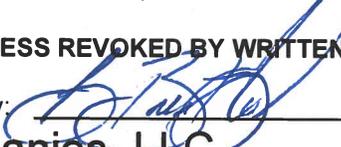
ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal at the P&Z Commission and City Council hearings if necessary.

I understand that decisions by the P&Z Commission are recommendations that will be forwarded to the City Council for final determination.

I reserve the right to withdraw this proposal at any time within 14 days from the deadline filing date, upon written request filed with the Director of Planning & Development Services, and such withdrawal shall immediately stop all proceedings. I understand that the application fee is not refundable upon withdrawal of proposal nor upon denial of my case.

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

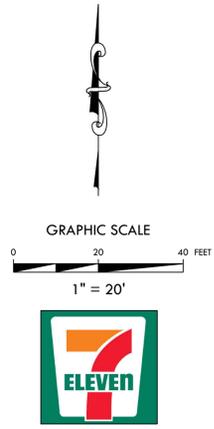
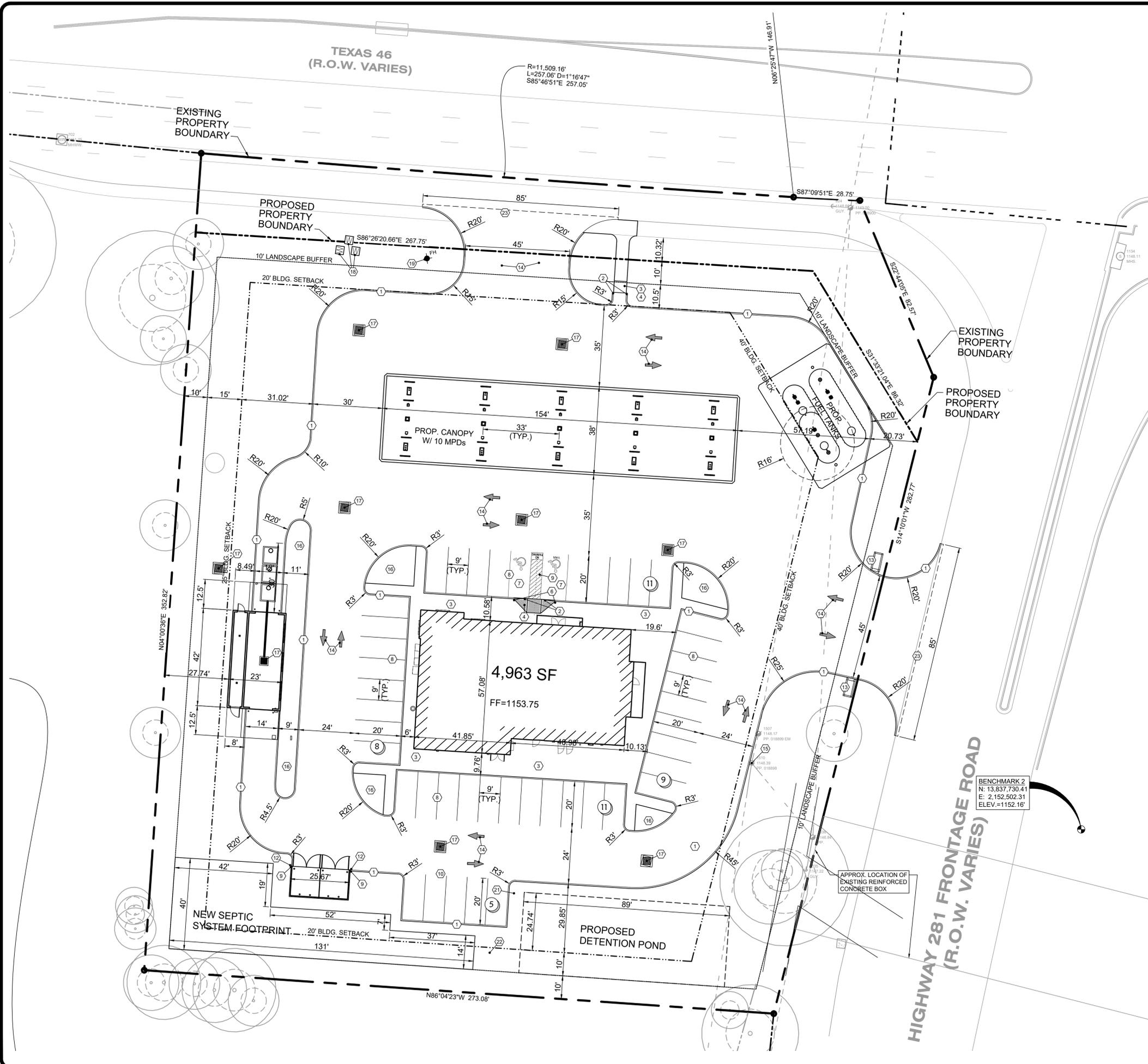
OWNER'S SIGNATURE of the above described property: 

OWNER'S NAME (printed) Creighton Companies, LLC

ADDRESS and ZIP 2240 W First St, Suite 101 Fort Myers, FL 33901

TELEPHONE: 239-210-0455 EMAIL: wwoodard@creightonde.com

Date: 04/15/2021



PREPARED FOR:
CREIGHTON
 CONSTRUCTION & DEVELOPMENT

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
1	CURB AND GUTTER (RE: TX-1 TxDOT STANDARD DETAILS)
2	TURN DOWN CURB (RE: TX-1 TxDOT STANDARD DETAILS)
3	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
4	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
5	HANDICAP ACCESSIBLE ROUTE
6	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
7	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
8	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
9	END CURB AT DUMPSTER
10	FIRE LANE STRIPING PER CITY OF BULVERDE FIRE CODE STANDARDS
11	7-ELEVEN SIGN (RE: C10.4 STANDARD DETAILS)
12	BOLLARD (RE: C10.1 STANDARD DETAILS)
13	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
14	PAINTED TRAFFIC ARROW
15	POLE MOUNT TRANSFORMER (RE: C9.0 UTILITY PLAN)
16	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
17	STORM DRAIN INLET
18	PROPOSED WATER METER
19	PROPOSED FIRE HYDRANT
20	SEWER CLEANOUT
21	PROPOSED GREASE INTERCEPTOR
22	PROPOSED GREASE TRAP, REF MEP
23	SAWCUT AND MATCH EXIST. CONCRETE/ASPHALT PAVEMENT

SITE INFORMATION	
LAND AREA:	±94,240 SF (±2.16 AC)
CURRENT ZONING:	C-2
PROPOSED ZONING:	PDD
EXISTING USE:	GAS STATION/CONVENIENCE STORE/RESTAURANT
PROPOSED USE:	GAS STATION/CONVENIENCE STORE/RESTAURANT
BUILDING AREA (APPROXIMATE):	4,963 SF
BUILDING LOT COVERAGE:	4,963 SF/94,240 SF = 5.3%
BUILDING HEIGHT:	24' 7"
PARKING REQUIRED:	1 SPACE PER 100 SF 4,963 SF/100 SF = 50 SPACES
PARKING PROVIDED:	44
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
EXISTING IMPERVIOUS AREA:	±60,548.40 SF
PROPOSED IMPERVIOUS AREA:	±68,824.80 SF
PROPOSED LANDSCAPE PERCENTAGE:	±29%
EXISTING COVERAGE	
BUILDING, CANOPY, CAR WASH TOTAL:	±9,747 SF
PROPOSED COVERAGE	
BUILDING, CANOPY, CAR WASH TOTAL:	±11,779 SF

PROTO 2.0

REVISIONS	DATE	BY

LANGAN
 Langan Engineering and
 Environmental Services, Inc.

33889 US HWY-281
 BULVERDE, TX 78163

SITE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF MATTHEW DAVID KORTE, P.E., TX LICENSE NO. 136690. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

TBPE Registration #: F-13709

JOB NUMBER:
520016301
DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:
MAY 24, 2021
SHEET:
Option A

FILENAME: SITE PLAN Option A.rvt
 PLOTTED ON: 5/24/2021 10:58:00 AM
 PLOTTED BY: J. KORTE
 PLOTTED WITH: DATE TO PDF.pc3







PDD-21-03 Zoning Map Exhibit



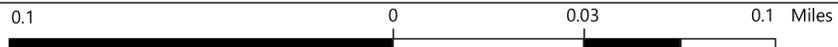
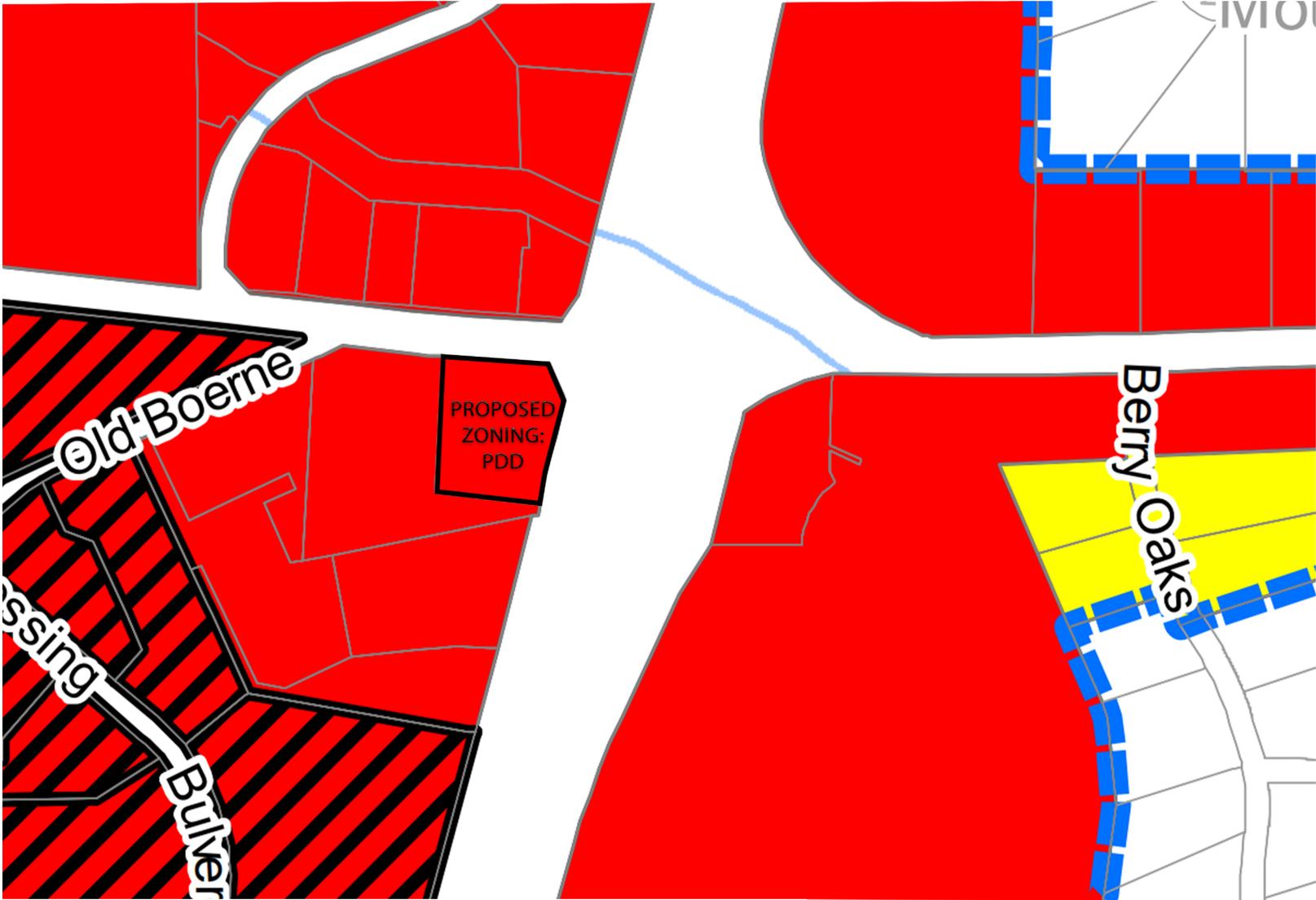
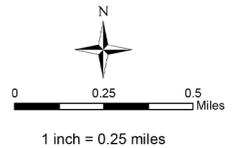
City of Bulverde
Zoning Map

Key to Features

- City Limits
- ETJ Boundary
- Streams
- Parcels

Zone

- AG
- AV
- R1
- R2
- R3
- R4
- R5
- C1
- C2
- C3
- PDD
- I1
- SUP



NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



PDD-21-03 Zoning Map Exhibit

Legend

- Addresses
- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels



1: 1,922

0.1 0 0.03 0.1 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING & ZONING ITEM:
DISCUSSION
PROPOSED DEVELOPMENT OF 80 ACS
EAST OF HWY 281 NORTH OF FM 1863

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

REQUEST:

Discuss proposed development for the 80 acres on the East side of Highway 281 north of FM 1863.

SUMMARY:

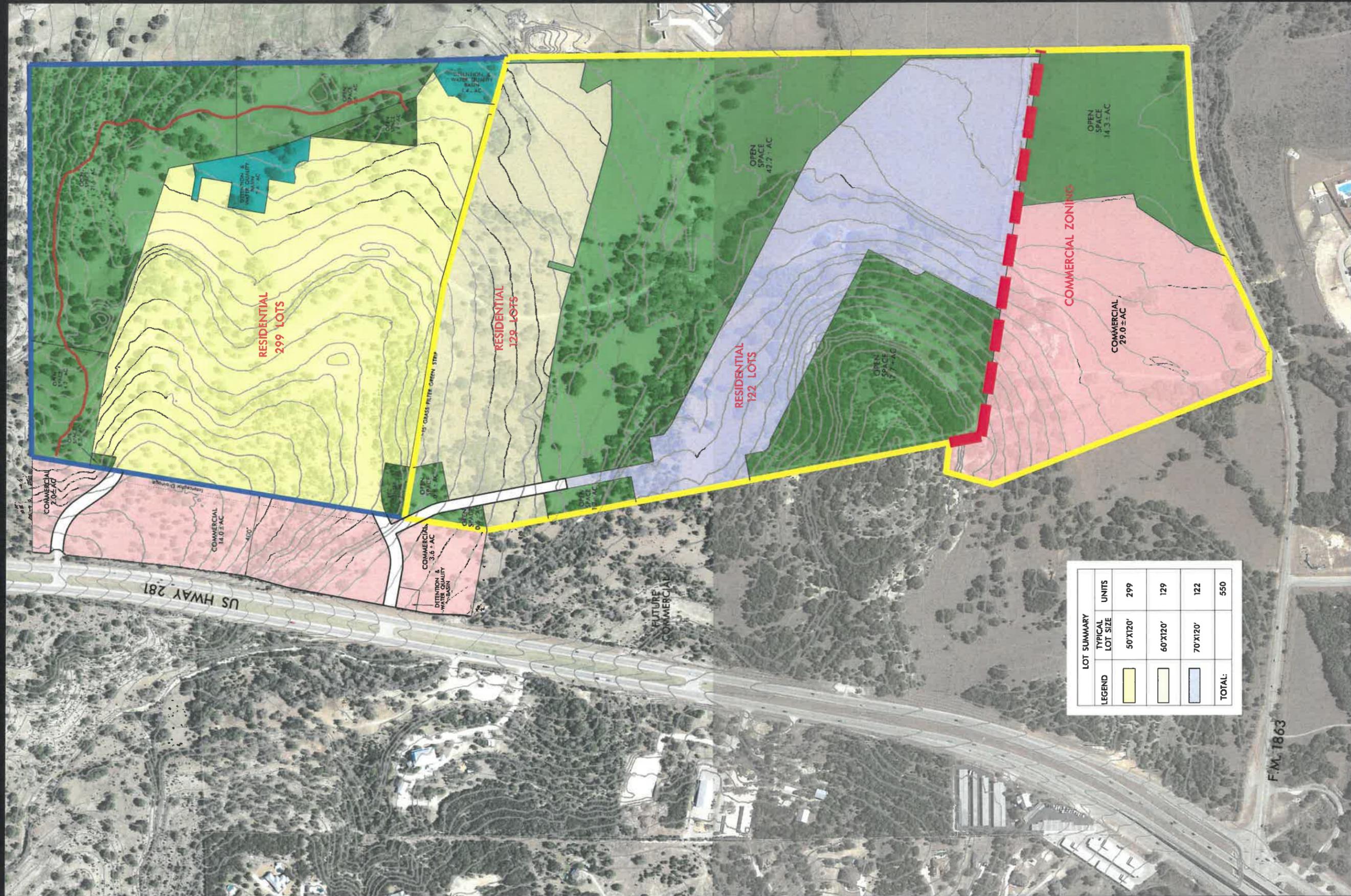
Meritage Homes approached City Staff regarding a proposed development of 80 acres located East of Highway 281 North of FM 1863. The proposal includes the development of 299 single family lots. City Staff suggested the item be brought forward for discussion prior to application in order to receive feedback from the Commission.

ANALYSIS:

The property designated for the proposed single-family development is currently partly outside City Limits. The developer is proposing to petition for annexation and zoning. The proposed lot sizes would require a PDD Planned Development District because of the proposed lot sizes. Since the adoption of Home Rule, there have been no projects approved with higher density than one home per acre.

Kritzler Tract

- Meritage Homes is under contract with Kritzler family to buy 80 acres.
- Part of the property is in the ETJ of Bulverde and the rest is in the city limits, all of the property is currently zoned C-2.
- Meritage Homes is proposing to do a development agreement with the City to annex, rezone, and approve land plan.
- Kritzler family would like to rezone part of their property to residential. There would be a total of 550 lots within the 221 acres is a density of **2.5 houses per acre**.
- Meritage Homes would like build 299 lots on the 80 acres section, every home would be built in the city limits. All access will be to only Highway 281.
- The estimated average price of the homes would be \$383,950.00.
- Estimated property tax from the homes to the City of Bulverde is \$170k to \$190k a year.
- Property will not be in a MUDD or PID.
- Most of the immediate area on that side of Highway 281 is smaller lots and not in the city limits, city receiving no city property taxes.
- The sewer access can be denied to any tract West of Highway 281. The sewer to the Kritzler project will tie into existing treatment plant that is South of Cibolo Creek and no additional discharge permit is required.

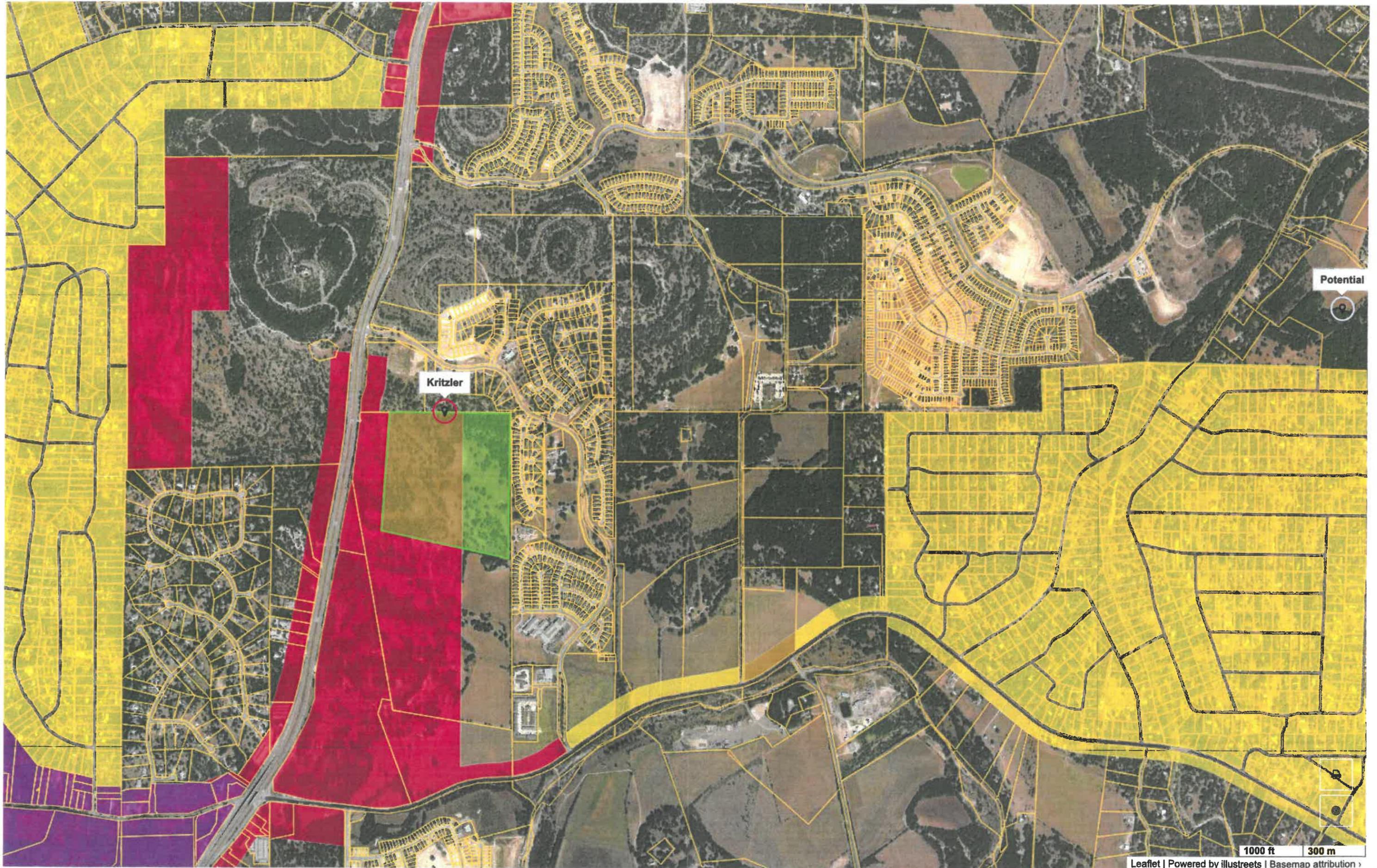


LOT SUMMARY		
LEGEND	TYPICAL LOT SIZE	UNITS
	50'X120'	299
	60'X120'	129
	70'X120'	122
TOTAL:		550

CONCEPT PLAN
KRITZLER TRACT
 BULVERDE, TEXAS
 MAY 13, 2021



PAPE-DAWSON
ENGINEERS















PLANNING & ZONING ITEM:
DISCUSSION
PROPOSED DEVELOPMENT OF 100 ACS
NE CORNER HWY 281 & FM 1351

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

REQUEST:

Discuss proposed development for the 100 acres at the northeast corner of FM 1863 and Highway 281.

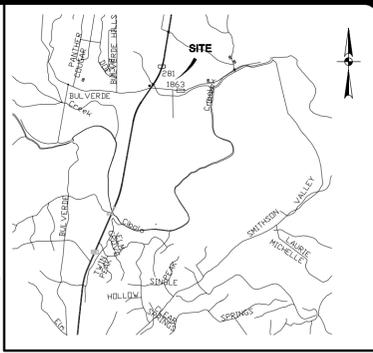
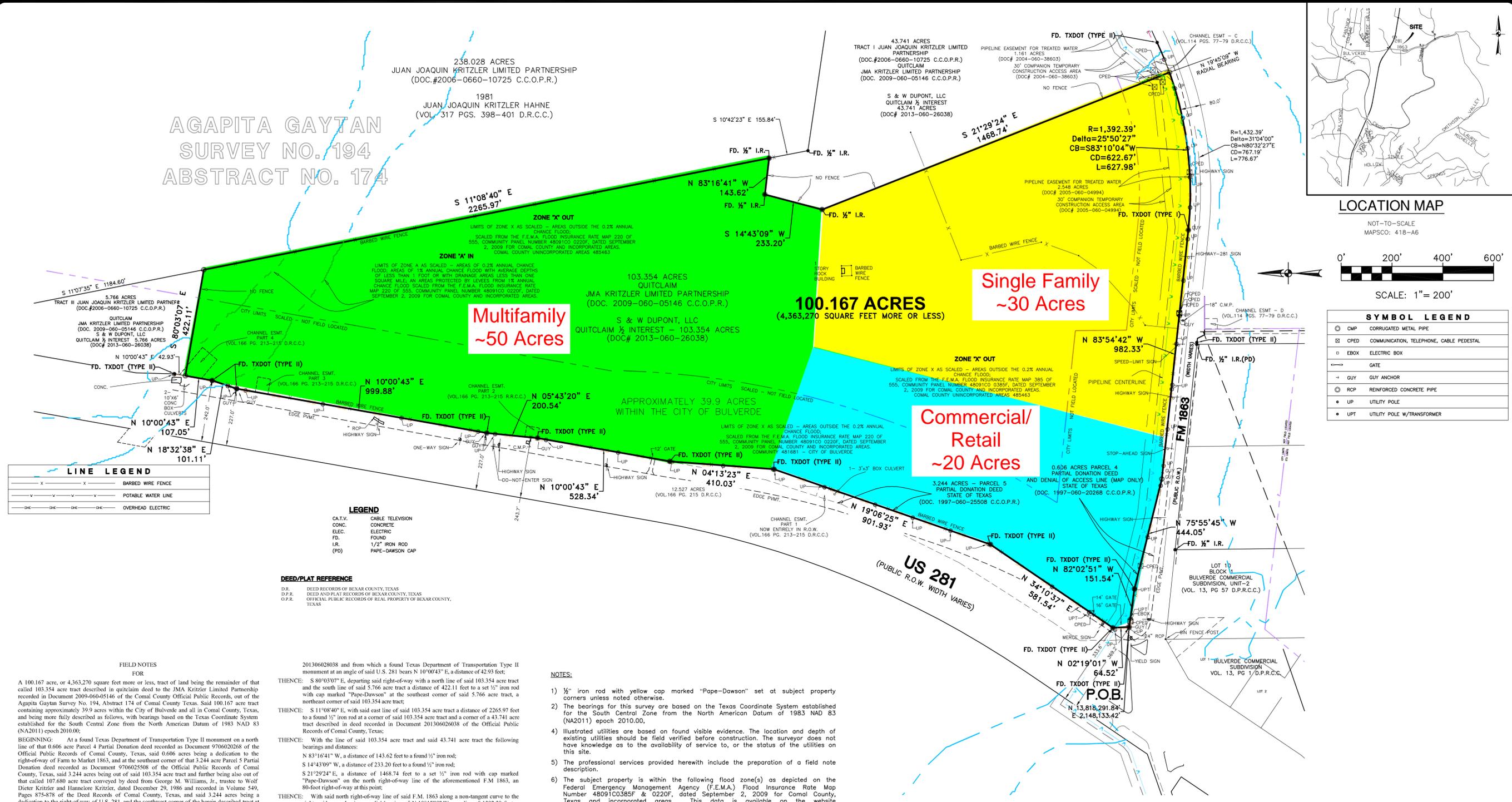
SUMMARY:

Keystone National Group approached City Staff regarding a proposed development of the 100 acres located at the northeast corner of FM 1863 and Highway 281. The proposal includes 50 acres of Multifamily, 30 acres of Single-Family and 20 acres of Commercial/Retail development. City Staff suggested the item be brought forward for discussion prior to application in order to receive feedback from the Commission.

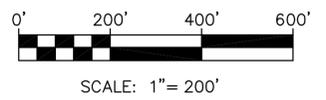
ANALYSIS:

The property is currently zoned C-2 Commercial District. The property would require zone changes to accommodate the proposed single-family and multi-family uses. Due to the proposed densities, the proposed development will likely require variances from Environmental Protection regulations including at a minimum Tree Preservation and Cut/Fill ordinance requirements. Since the adoption of Home Rule, there have been no projects approved with higher density than one home per acre.

AGAPITA GAYTAN SURVEY NO. 194 ABSTRACT NO. 174



LOCATION MAP
NOT-TO-SCALE
MAPSCO: 418-46



SYMBOL LEGEND

○ CMP	CORRUGATED METAL PIPE
⊠ CPED	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
□ EBOX	ELECTRIC BOX
—	GATE
—	GUY
—	GUY ANCHOR
○ RCP	REINFORCED CONCRETE PIPE
—	UP
—	UTILITY POLE
—	UPT
—	UTILITY POLE W/TRANSFORMER

LINE LEGEND

—	BARBED WIRE FENCE
—	POTABLE WATER LINE
—	OVERHEAD ELECTRIC

LEGEND

CAT.V.	CABLE TELEVISION
CONC.	CONCRETE
ELEC.	ELECTRIC
FD.	FOUND
I.R.	1/2" IRON ROD
(PD)	PAPE-DAWSON CAP

DEED/PLAT REFERENCE

D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

FIELD NOTES FOR

A 100.167 acre, or 4,363,270 square feet more or less, tract of land being the remainder of that called 103.354 acre tract described in quitclaim deed to the JMA Kritzler Limited Partnership recorded in Document 2009-060-05146 of the Comal County Official Public Records, out of the Agapita Gaytan Survey No. 194, Abstract 174 of Comal County, Texas. Said 100.167 acre tract containing approximately 39.9 acres within the City of Bulverde and all in Comal County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found Texas Department of Transportation Type II monument on a north line of that 0.606 acre Parcel 4 Partial Donation deed recorded as Document 9706020268 of the Official Public Records of Comal County, Texas, said 0.606 acres being a dedication to the right-of-way of Farm to Market 1863, and at the southeast corner of that 3.244 acre Parcel 5 Partial Donation deed recorded as Document 9706025508 of the Official Public Records of Comal County, Texas, said 3.244 acres being out of said 103.354 acre tract and further being also out of that called 107.680 acre tract conveyed by deed from George M. Williams, Jr., trustee to Wolf Dieter Kritzler and Hanselore Kritzler, dated December 29, 1986 and recorded in Volume 549, Pages 875-878 of the Deed Records of Comal County, Texas, and said 3.244 acres being a dedication to the right-of-way of U.S. 281, and the southwest corner of the herein described tract at North 13,818,291.84, East 2,148,133.42 of said coordinate system;

THENCE: Departing said north line of said 0.606 acre Parcel 4 and the north right-of-way line of F.M. 1863, and with the east line of said 3.244 acre Parcel 5 and the east right-of-way line of U.S. 281 the following bearings and distances:

N 02°19'01" W, a distance of 64.52 feet to a found Texas Department of Transportation Type II monument;

N 34°10'37" E, a distance of 581.54 feet to a found Texas Department of Transportation Type II monument;

N 19°06'25" E, a distance of 910.93 feet to a found Texas Department of Transportation Type II monument;

N 04°13'23" E, a distance of 410.03 feet to a found Texas Department of Transportation Type II monument at the north corner of said 3.244 acre Parcel 5 on the east line of that 12.527 acre tract addition to right-of-way recorded in Volume 166, Page 215 of the Deed Records of Comal County, Texas;

THENCE: With the east line of said 12.527 acre tract and said U.S. 281 right-of-way the following bearings and distances:

N 10°00'43" E, a distance of 528.34 feet to a found Texas Department of Transportation Type II monument;

N 05°43'20" E, a distance of 200.54 feet to a found Texas Department of Transportation Type II monument;

N 10°00'43" E, a distance of 999.88 feet to a found Texas Department of Transportation Type II monument;

N 18°32'38" E, a distance of 101.11 feet to a found Texas Department of Transportation Type II monument;

N 10°00'43" E, a distance of 107.05 feet to a set 1/2" iron rod with cap marked "Pape-Dawson" for the northwest corner of said 103.354 acre tract and the southwest corner of that called 5.766 acre tract described in deed recorded in Document

201306026038 and from which a found Texas Department of Transportation Type II monument at an angle of said U.S. 281 bears N 10°00'43" E, a distance of 42.93 feet;

THENCE: S 80°03'07" E, departing said right-of-way with a north line of said 103.354 acre tract and the south line of said 5.766 acre tract a distance of 422.11 feet to a set 1/2" iron rod with cap marked "Pape-Dawson" at the southeast corner of said 5.766 acre tract, a northeast corner of said 103.354 acre tract;

THENCE: S 11°08'40" E, with said east line of said 103.354 acre tract a distance of 2265.97 feet to a found 1/2" iron rod at a corner of said 103.354 acre tract and a corner of a 43.741 acre tract described in deed recorded in Document 201306026038 of the Official Public Records of Comal County, Texas;

THENCE: With the line of said 103.354 acre tract and said 43.741 acre tract the following bearings and distances:

N 83°16'41" W, a distance of 143.62 feet to a found 1/2" iron rod;

S 14°43'09" W, a distance of 233.20 feet to a found 1/2" iron rod;

S 21°29'24" E, a distance of 1468.74 feet to a set 1/2" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of the aforementioned F.M. 1863, an 80-foot right-of-way at this point;

THENCE: With said north right-of-way line of said F.M. 1863 along a non-tangent curve to the right, said curve having a radial bearing of N 19°45'09" W, a radius of 1392.39 feet, a central angle of 25°50'27", a chord bearing and distance of S 83°10'04" W, 622.67 feet, for an arc length of 627.98 feet to a found Texas Department of Transportation Type I monument at a point of tangency;

N 83°54'42" W, a distance of 982.33 feet to a set 1/2" iron rod with cap marked "Pape-Dawson" at the east corner of the aforementioned 0.606 acre Parcel 4

THENCE: N 75°55'45" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 444.05 feet to a found Texas Department of Transportation Type II monument;

THENCE: N 82°02'51" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 151.54 feet to the POINT OF BEGINNING, and containing 100.167 acres, approximately 39.9 acres in the City of Bulverde and all in Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9048-14 by Pape-Dawson Engineers, Inc.

NOTES:

- 1) 1/2" iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
- 2) The bearings for this survey are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00.
- 3) Illustrated utilities are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The surveyor does not have knowledge as to the availability of service to, or the status of the utilities on this site.
- 4) The professional services provided herewith include the preparation of a field note description.
- 5) The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 48091C0385F & 0220F, dated September 2, 2009 for Comal County, Texas and incorporated areas. This data is available on the website www.msc.fema.gov. ZONE A, defined as: "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; No Base Flood Elevations determined"; ZONE X (shaded), defined as: "Other Flood Areas; areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood"; ZONE X (unshaded), defined as: "Other Areas; Areas determined to be outside 0.2% annual chance floodplain."
- 6) Flood limit lines do not represent that the property will or will not flood. Such lines and areas are from said Federal Emergency Management Agency data sources and are statistical only. The surveyor accepts no responsibility for the accuracy of said data.
- 7) The City of Bulverde, Texas shows the property as zoned C3 Commercial District. Further information concerning zoning restrictions can be found by contacting the City of Bulverde Development Services Department
- 8) City of Bulverde City Hall
30360 Cougar Bend
Bulverde, TX 78163-4569 830.438.3612
Metro 830.980.8832
Fax 830.438.4339
http://www.ci.bulverde.tx.us/default.aspx?name=plan_dev_planning_zoning

REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 4311015404
Chicago Title Insurance Company.
Effective Date: June 24, 2014.
Date Issued: August 9, 2014

Official Public Records, Comal County, Texas. (Applies - Shown)
b. Channel Easement granted to the State of Texas for the purpose(s) provided in instrument recorded in Volume 114, Page 7-797, Deed Records, Comal County, Texas. (Does not Apply)

I hereby certify to: Kritzler JMA Ltd. Partnership and Chicago Title Insurance Company:

c. Easement for Highway Purposes granted to the State of Texas for the purpose(s) provided in instrument recorded in Volume 166, Page 213-215, Deed Records, Comal County, Texas. (Applies - Shown)

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on February 27, 2014

- d. n/a
- e. n/a
- f. n/a
- g. Intentionally deleted.
- h. n/a
- i. Intentionally deleted.
- j. n/a

Signed:
Name: John Noel Nicholls
Registration No: 4402
nnicholls@pape-dawson.com



This 7th day of March 2014 A.D.

DATE
03-25-14
08-11-14

REVISION

NO.	1	ZONING CORRECTED
NO.	2	TITLE COMMITMENT - CORRECTED PAGE # ON HWY ESMT.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100888-00

LAND TITLE SURVEY

100.167 ACRE, OR 4,363,270 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THE REMAINDER OF THAT CALLED 103.354 ACRE TRACT DESCRIBED IN QUITCLAIM DEED TO THE JMA KRITZLER LIMITED PARTNERSHIP RECORDED IN DOCUMENT 2009-060-05146 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS, OUT OF THE AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT 174 OF COMAL COUNTY TEXAS, SAID 100.167 ACRE TRACT CONTAINING APPROXIMATELY 39.9 ACRES WITHIN THE CITY OF BULVERDE AND ALL IN COMAL COUNTY, TEXAS.

JOB NO. 9048-14
DATE MARCH 2014
CHECKED --- **DRAWN** J.N.N.
CIVIL JOB NO. 8409-01
REFERENCE: ---

SHEET 1 **OF** 1



Keystone Housing
60 E. South Temple, Suite 2100
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