



**NOTICE OF MEETING**  
**PLANNING AND ZONING COMMISSION**  
**6:00 P.M. – August 12, 2021**

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30360 Cougar Bend, Bulverde, TX 78163

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**MEETING AGENDA**

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

**2) APPROVAL OF MINUTES**

- a. July 15, 2021, Planning and Zoning Commission meeting.

**3) REGULAR AGENDA ITEMS**

- A. PC-21-10 (MDP): Reconsideration 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-21-15 (MDP): Consideration of a Master Development Plan (MDP) Amendment for Belle Oaks Ranch, generally located on the east side of Blanco Road, approximately 1.2 miles south of State Highway 46.

**4) EXECUTIVE SESSION**

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

551.071 – Consultation with attorney

551.072 – Deliberations regarding real property

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

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

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

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and Announcements

involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

**7) ADJOURNMENT**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by 5:00 pm on August 9, 2021.

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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](http://www.bulverdetx.gov)

City of Bulverde Planning & Zoning Commission Minutes  
Regular Commission Meeting: July 15, 2021

Meeting Duration: 6:02 p.m. to 8:04 p.m.

### **CALL TO ORDER**

**Commission Members Present:** Lindy Sisk (Vice Chairman), Joe Alexandre, Seth Prescott, Michelle Molina, Jeffrey Burrier, Ted Hawkins, Gregory Porter, Michael Beavers (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)

### **EXECUTIVE SESSION**

- a. At 6:05 p.m., the Commission went into Executive Session. Pursuant to Texas Government Code § 551.071, the Planning & Zoning Commission had a closed session meeting to deliberate and consult with the City Attorney on Commission operations, including approval of plats, the Texas Open Meetings Act, the Texas Public Information Act, variances, and conflicts of interest.

### **ELECTION OF COMMISSION CHAIR AND VICE CHAIR**

- a. At 6:55 p.m., the Commission reconvened in an open meeting to elect a Chair and Vice Chair of the Commission. **Commissioner Hawkins made a motion, seconded by Commissioner Prescott, to elect Vice Chairman Sisk as Chair. Motion passed 6-0. Shortly thereafter, Commissioner Molina made a motion, seconded by Commissioner Prescott, to elect Commissioner Alexandre as Vice Chair. Motion passed 6-0.**

### **APPROVAL OF MINUTES**

- a. **Commissioner Prescott made a motion, seconded by Vice Chairman Alexandre, to approve the minutes of the June 10, 2021 meeting. Motion passed 7-0.**

### **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 and Bulverde Road. ***Eron Spencer, Planner I, presented the staff report for this agenda item to the Commission. Matt Hubble, a representative of Matkin Hoover, answered questions from the Planning & Zoning Commissioners regarding the MDP. After further discussion and consideration, Chairman Sisk made a motion, seconded by Commissioner Porter, to recommend denial of the Master Development Plan for the Goldsmith Tract due to the unresolved TIA and drainage comments noted in the Halff review memo. Motion passed 6-0. (Commissioner Prescott abstained from voting on this item.)***
- 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. ***Eron Spencer, Planner I, presented the staff report for this agenda item to the Commission. Dan Mullins answered questions from the Planning & Zoning Commissioners regarding this subdivision plat. After further discussion and consideration, Vice Chairman Alexandre made a motion, seconded by Commissioner Burrier, to recommend approval of the Final Plat for Belle Oaks Ranch, Phase VII. Motion passed 7-0.***

- 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. ***Eron Spencer, Planner I, presented the staff report for this agenda item to the Commission. After discussion and consideration, Commissioner Molina made a motion, seconded by Commissioner Prescott, to recommend approval of the Replat for Lots 51 & 52, Block 7, Belle Oaks Ranch Phase V. Motion passed 7-0.***
  
- D. PDD-21-03 (Planned Development District): 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 Highway 46 and US Highway 281 N. ***Director Huerta Ramos presented the staff report for this agenda item to the Commission. Matthew Korte, a representative of LANGAN, answered questions from the Planning & Zoning Commissioners regarding this request. After further discussion and consideration, Chairman Sisk made a motion, seconded by Commissioner Porter, to recommend approval of the requested PDD. Motion passed 7-0.***

**DISCUSSION ITEMS**

- A. Discuss proposed development for the 80 acres on the East side of Highway 281 north of FM 1863. ***Director Huerta Ramos presented this discussion item to the Commission. Representatives of the proposed development provided further clarification on their proposal and answered questions from the Planning & Zoning Commissioners.***
  
- B. Discuss proposed development for the 100 acres at the northeast corner of FM 1863 and Highway 281. ***This item was not discussed since Director Huerta Ramos indicated representatives of the proposed development were not present at the meeting.***

**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 July 13, 2021 regular meeting to the Planning & Zoning Commission regarding the outcome of PC-21-09, VR-21-02, PDD-21-02, SUP-21-04, and ZC-21-01 which were previously considered by the Commission at its June 10, 2021 meeting.

**ADJOURNMENT**

There being no further business to come before the Commission, the meeting adjourned at 8:04 p.m. I certify that the above minutes were approved by the Commission on August 12, 2021.

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Maria Franco, City Secretary



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

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**MEETING DATE:** August 12, 2021  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta Ramos, AICP, Planning Director

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**REQUEST:**

Reconsideration 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

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**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.

**PREVIOUS ACTION:**

At its July 15, 2021 regular meeting, the Planning and Zoning Commission voted 6-0 to recommend denial of the MDP for the Goldsmith Tract due to unresolved TIA and drainage analysis comments noted in the Half review memo.

**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, all outstanding comments have been resolved.

Therefore, staff recommends **approval** of the Master Development Plan.

**ATTACHMENTS:**

1. Application
2. Letter of Request
3. Master Development Plan
4. Slope Map
5. Acceptance 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

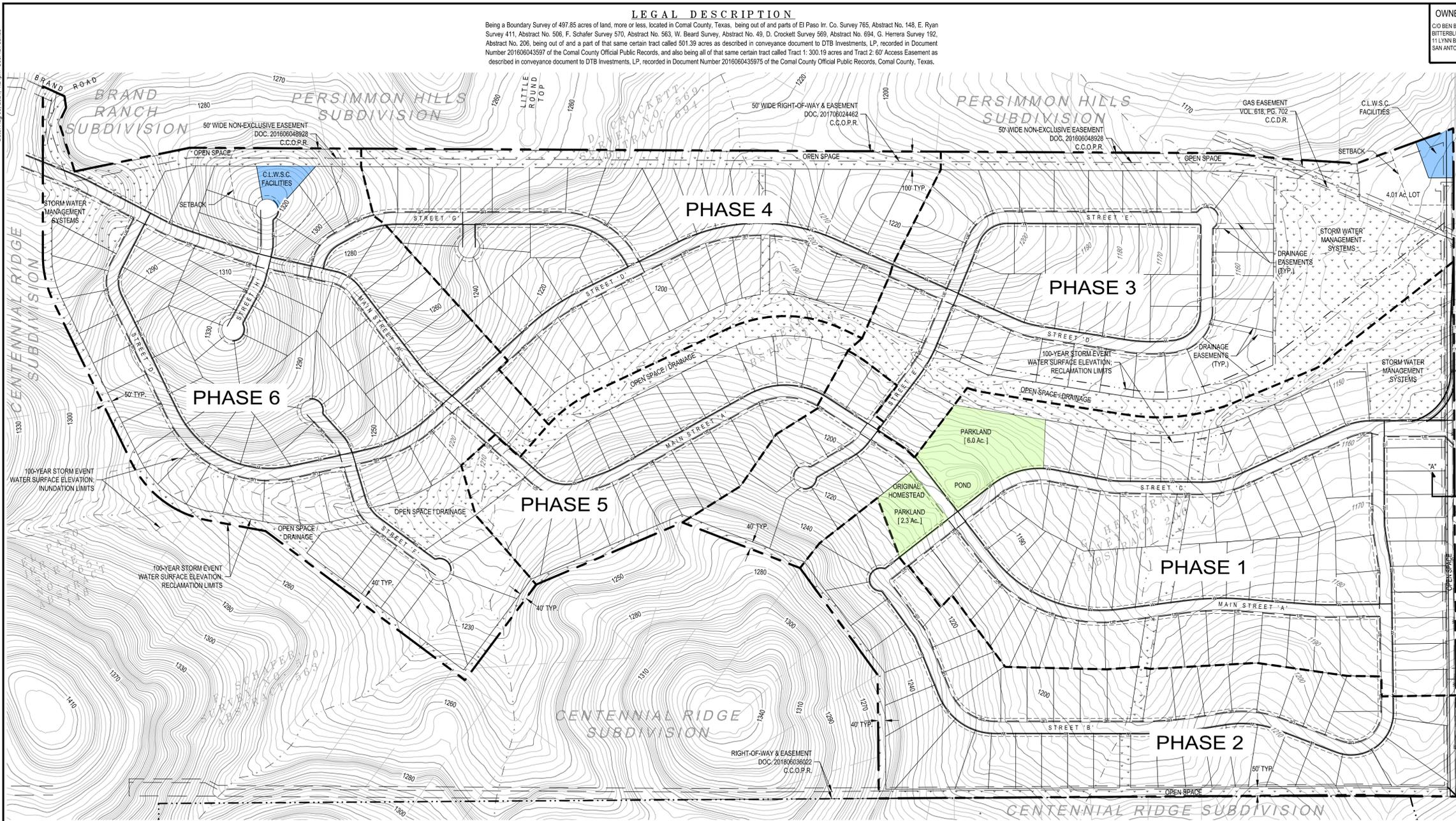
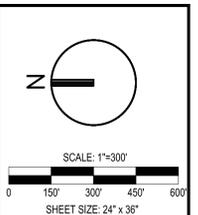
**LEGAL DESCRIPTION**  
 Being a Boundary Survey of 497.85 acres of land, more or less, located in Comal County, Texas, being out of and parts of El Paso Jr. Co. Survey 765, Abstract No. 148, E. Ryan Survey 411, Abstract No. 506, F. Schaefer Survey 570, Abstract No. 563, W. Beard Survey, Abstract No. 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  
 BITTERBLUE, INC.  
 11 LYNN BATTIS LANE, #100  
 SAN ANTONIO, TX 78218

**SURVEYOR:**  
 CO KYLE L. PRESSLER, R.P.L.S.  
 MATKIN HOOVER ENGINEERING  
 AND SURVEYING  
 8 SPENCER ROAD, SUITE 300  
 BOERNE, TX 78009

**ENGINEER:**  
 GARRETT D. KELLER, P.E.  
 MATKIN HOOVER 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.C.): 32,530'  
 OPEN SPACE/DRAINAGE AREA: 94.93 ACRES  
 PARKLAND AREA: 8.3 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, 2016, AND RECORDED AS DOCUMENT NO. 201606035084, 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. 20210601536, 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 DETAIL 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:**

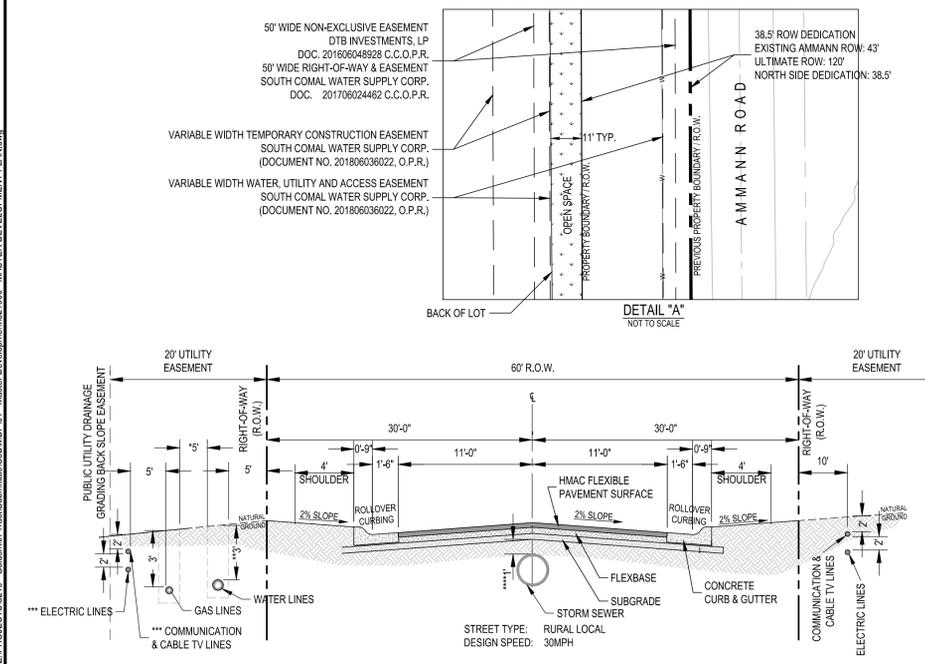
NO.	DATE	DESCRIPTION

**MATKIN HOOVER ENGINEERING & SURVEYING**

330 SHELL ROAD SUITE 100  
 BOERNE, TEXAS 78009  
 OFFICE: 512.868.2244  
 CONTACT: MATA@MATKINHOOVER.COM  
 TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1052400

**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	---



**TYPICAL STREET & UTILITY ASSIGNMENT SECTION**  
 NOT TO SCALE

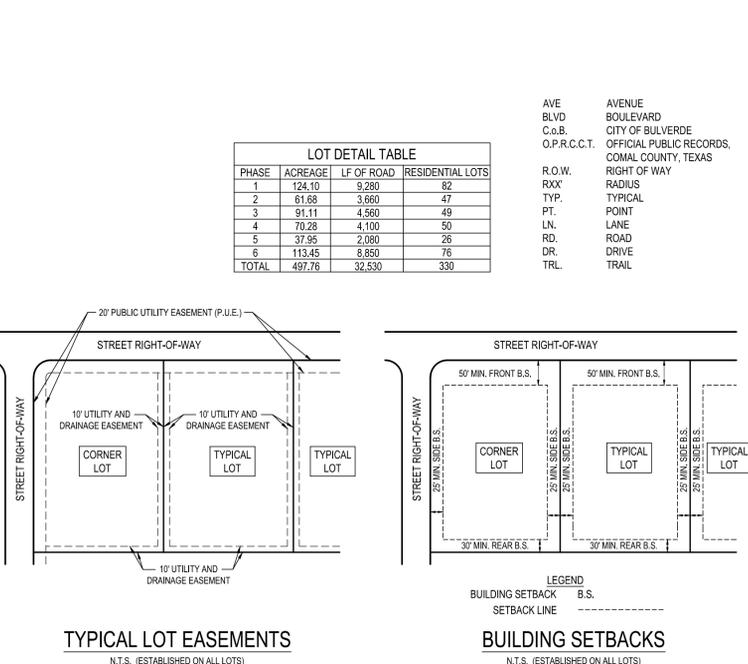
\* DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS.

\*\* 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.

\*\*\*\* MINIMUM DEPTH OF COVER ABOVE STORM SEWER SHALL BE FROM TOP OF PIPE TO BOTTOM OF PROPOSED PAVEMENT SUBGRADE MATERIAL.

UTILITY	COVER
ELECTRIC PRIMARY	36"
ELECTRIC SECONDARY	24"
WATER	36"
WASTE WATER	60"
STORM SEWER	24"
GAS	36"
TELECOMMUNICATIONS	36"



**LOT DETAIL TABLE**

PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	124.10	9,280	82
2	61.68	3,660	47
3	91.11	4,560	49
4	70.28	4,100	50
5	37.95	2,080	26
6	113.45	8,850	76
TOTAL	497.76	32,530	330



**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

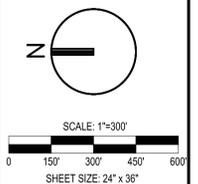
**SURVEYOR:**  
 C/O KYLE L. PRESSLER, R.P.L.S.  
 MATKIN HOOVER ENGINEERING  
 AND SURVEYING  
 8 SPENCER ROAD, SUITE 300  
 BOERNE, TX 78006

**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%	

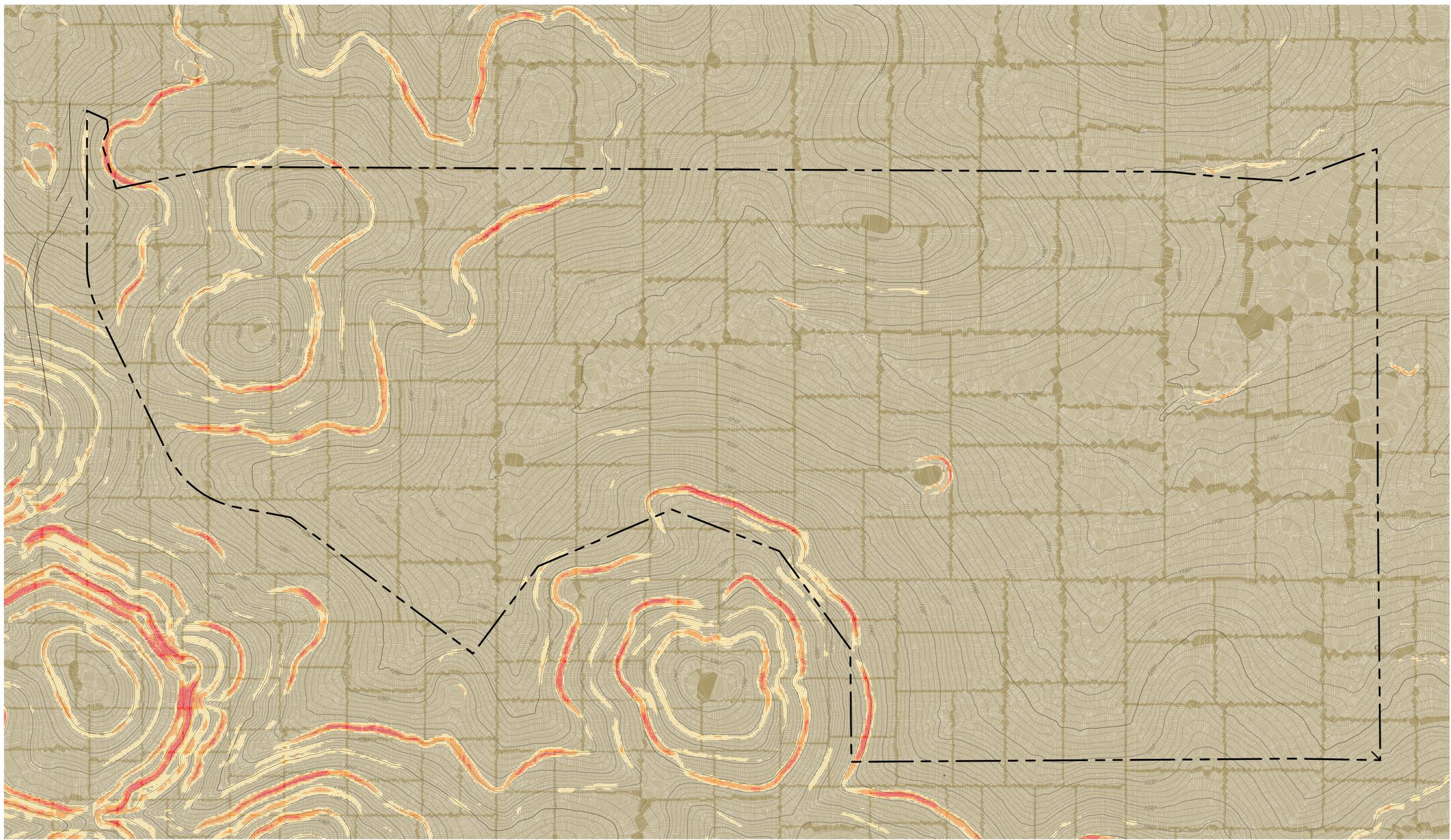
**LAND USE "R-2" SUMMARY**  
 PROPERTY AREA: 497.76 ACRES  
 LOT COUNT: 330 MAXIMUM  
 LOT SIZE: "ONE TO 4.99 ACRES" - MEDIUM DENSITY  
 DENSITY: 330 (LOTS) / 497.76 (ACRES) = 0.66 EDU/ACRE  
 LENGTH OF ROAD CENTERLINE (L.F.): 33.325'  
 DRAINAGE AREA: 67.7 ACRES  
 PARKLAND AREA: 5.6 ACRES



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](mailto:gkeller@matkinhoover.com)

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

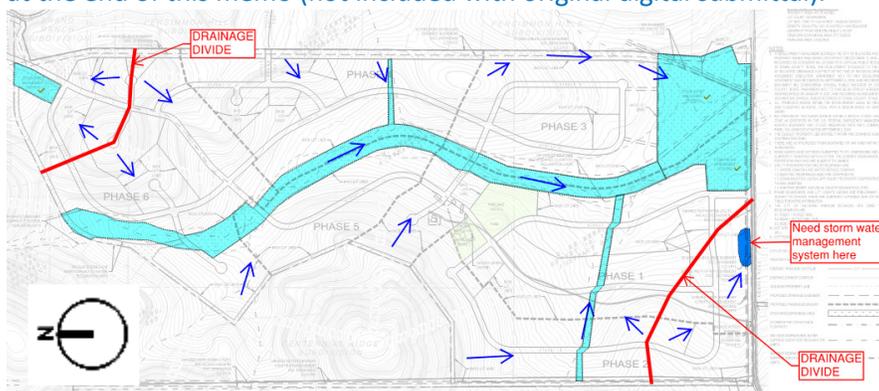
**SUBJECT:** Goldsmith MDP Acceptance  
PC-21-10

**DATE:** August 6, 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. Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval of the Goldsmith Master Development Plan at the next available P&Z meeting.

### 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	3,280	82
2	62.49	3,660	47
3	98.98	4,550	44
4	70.28	4,470	47
5	36.59	2,060	24
6	113.44	8,850	74
<b>TOTAL</b>	<b>497.76</b>	<b>32,890</b>	<b>318</b>

\*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** – analysis corrected and resolved. See additional comments related to the report write-up below.

Major revisions to the Traffic Impact Analysis were required and discussed during a phone call 7/6/21 with the development engineer, City staff and Half reviewers. The revised TIA was prepared by Legacy Engineering Group, dated July 2021 and has been fully reviewed. Half recommends approval of this TIA by the City subject to the following comments be addressed prior to the next available P&Z meeting. These comments are minor, and no additional analysis is required.

1. Have the report signed and sealed by a licensed engineer. – Comment resolved

**LOS Analysis**

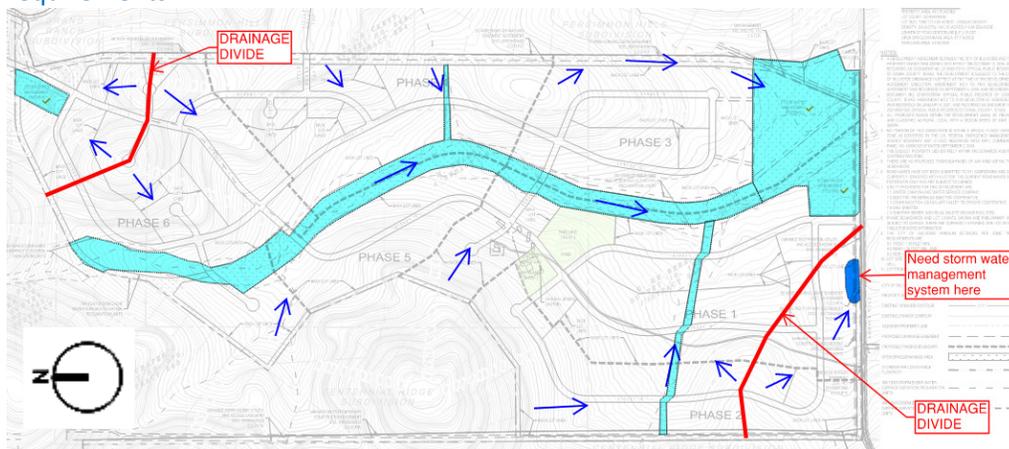
2. Pg. 23, Paragraph 1: One of the sentences notes "As required by TxDOT, a traffic analysis...". This should read "...by the City of Bulverde..." – Comment resolved

**Potential Mitigation Measures**

3. The first paragraph notes “However, this is contingent upon the City of Bulverde acquiring the necessary ROW to make this mitigation feasible.” All mitigation is the responsibility of the developer. – [Comment resolved](#)
4. East Ammann and Bulverde Road intersection: The SB RT lane length should be 245’ (215’ deceleration) based on TxDOT RDM Table 3-3. This needs to be corrected on Page 26, 29, 30, and the final map. – [Comment resolved except for the SB RT bay length at East Ammann and Bulverde on the final map \(the mitigation summary map\). The length was corrected elsewhere and the comment response form makes the intention to correct it clear enough...no additional response is necessary.](#)

**Drainage Review Comments** – All comments resolved with detailed explanations from Matkin Hoover Engineers response memo, dated July 23, 2021.

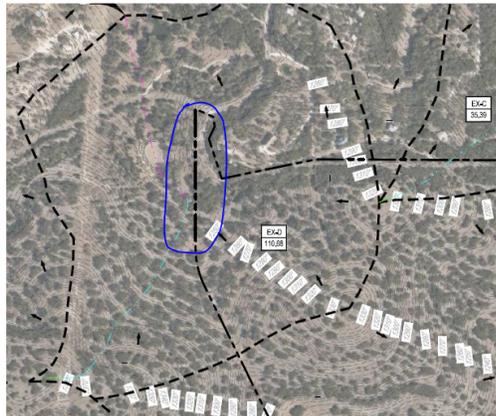
1. As noted in the previous comments on the Master Drainage Plan, an additional “Storm Water Management System” (i.e. detention) will be needed for the southwest drainage area as shown below. Runoff leaving project boundary must be equal or less than predeveloped conditions. – [Comment resolved... Shifting runoff from computation point B to computation point A and therefore reducing the overall runoff at computation point B does meet the City’s drainage requirements.](#)



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). – [Comment resolved... The new drainage area E covers the previously missing area. No increase in runoff is noted, and no detention is required.](#)



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. – [Comment resolved... If the overall development remains under 20%, this comment and the response will not require any changes. The following comment will be required on all individual plats: \*\*“Goldsmith Phase \[ \] drainage design was based on an average impervious cover of 8,700 SF per lot. All lots that construct more than 8,700 SF may be subject to additional drainage analysis and detention requirements.”\*\*](#) The overall development values will be reviewed against the guidelines at the final design stage.
4. The curve numbers selected do not align with the categories of curve numbers given in the City’s Drainage Manual (Table 4.1). – [Comment resolved... The curve numbers align with the TR-55 categories.](#)
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). – [Comment resolved... Watershed boundary distinctions are more legible.](#)



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. – [Comment resolved... Calculating all of the drainage area runoff with the SCS method meets the City’s criteria.](#)
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. – [Comment resolved](#)
8. The proposed land use table is missing for D1 (Exhibit D). – [Comment resolved... Land use table has been identified.](#)
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? – [Comment resolved... Proposed drainage areas in relation to the proposed grading will be reviewed after final site layout is complete. Pond grading was noted for the ponds in drainage area A but not drainage area D.](#)

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. – [Comment resolved... The revisions to the flow paths appear as accurate as they can be at this stage of design. Additional review will be given to the areas during further design stages.](#)
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. – [Comment resolved... Over-detention of those areas should meet the City's stormwater requirements. Additional review will be given in further design stages to ensure that the overall pre- to post-development conditions are met.](#)
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?  
– [Comment resolved... Refinement of the inundation study will be reviewed during later design stages.](#)
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. – [Comment response accepted.](#)
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. - [Comment response understood. Additional review of the inundation maps will be completed when the inundation study is complete.](#)
15. The Hydraflow model also includes reaches (features 28 and 30). Where are those proposed? Have they been designed? - [Comment response understood. It was originally unclear if these were intended to be channels.](#)
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. - [Comment response is an acceptable assumption.](#)
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. – [Comment resolved](#)
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. – [Comment resolved](#)
19. Also note that a SWPPP and Erosion and Sediment Control plans will be required for the site. – [Comment resolved](#)
20. Drainage easements will be required per the City's requirements. – [Comment resolved](#)



PLANNING AND ZONING COMMISSION ITEM:  
PC-21-15  
**Master Development Plan (MDP)**  
**Amendment**  
Belle Oaks Ranch

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**MEETING DATE:** August 12, 2021  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta Ramos, AICP, Planning Director

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**REQUEST:**

Consideration of a Master Development Plan (MDP) Amendment for Belle Oaks Ranch, generally located on the east side of Blanco Road, approximately 1.2 miles south of State Highway 46.

**APPLICANT:**

Southerland Belle Oaks, LLC  
110 River Crossing Blvd Ste 1  
Spring Branch, TX 78070

**PROPERTY INFORMATION:**

**Owner:** Southerland Belle Oaks, LLC  
**Legal Description:** A 1,047.02 ACRE TRACT, BEING 874.5 ACRES OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, COMAL COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 1,156 ACRE TRACT OF LAND AS CONVERVED TO BELLE OAKS RANCH, LTD., OF RECORD IN DOCUMENT NO. 200006000204 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND 172.50 ACRES, LOCATED IN THE ANTON RUBIO SURVEY, ABSTRACT 497, AND THE FRIEDRICH VOGES SURVEY 694, ABSTRACT 408, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 528.84 ACRE TRACT OF LAND DESCRIBED IN VOLUME 107, PAGE 407, DEED RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF A CALLED 45.697 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200206038929 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF A CALLED 27.89 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200606023697 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.  
**Size:** 1,047.02 acres; 725 lots  
**Existing Land Use:** Under Development, Single-Family Residential

Existing Zoning: R-2, Residential District  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed Master Development Plan (MDP) Amendment for 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. The original MDP for Belle Oaks Ranch was approved by the Planning & Zoning Commission and the City Council in January of 2019.

**ANALYSIS:**

This MDP Amendment is proposing to increase the total number of single-family lots from 640 to 725. Approximately 172.5 acres of land generally located on the eastern boundary of the Belle Oaks Ranch development is proposed to be annexed into the City of Bulverde. As shown in the proposed MDP Amendment, the boundaries of the subdivision will include the proposed annexed area as Phase 9. This would increase the total acreage of the subdivision from 874.5 acres to 1,047 acres.

The original MDP consists of approximately 24.39 acres of open space/drainage area and 40.89 acres of dedicated parkland. The MDP Amendment, however, is proposing 48.83 acres of open space/drainage area and 43.72 acres of dedicated parkland.

Instead of the 51,380 linear feet of roadway proposed in the original MDP, the Amendment proposes approximately 61,428 linear feet of roadway. Per the Development Agreement, all roads will be private roads and classified as Local Rural with design speeds of 25 MPH. An amended Traffic Impact Analysis and Drainage Analysis were also submitted with the MDP application.

The MDP proposes the same tie into an existing CLWSC main off Blanco Rd with each lot being served by OSSF.

The Development Agreement and Amendment 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. A tree survey will be required at the platting stage.

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

**STAFF RECOMMENDATION:**

Halff Associates and City staff have reviewed the proposed MDP Amendment and encountered deficiencies. These deficiencies are outlined in the attached review memo and have been provided to the developer for corrections.

The developer has failed to submit the requested revisions on time, and therefore staff recommends the Planning & Zoning Commission recommend **denial** of the MDP Amendment for Belle Oaks Ranch.

**ATTACHMENTS:**

1. Application
2. Master Development Plan
3. Slope Map
4. Review Memo



## APPLICATION FOR MASTER DEVELOPMENT PLAN

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

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

1. Name of Subdivision: Belle Oaks Ranch Unit No                       
Location Description/Nearest Intersection: South side of 46 on the East side of Blanco Rd (opposing Glenwood)

2. Owner/Applicant: Southerland Belle Oaks II, LLC  
address: 110 River Crossing Blvd, STE. 1 Spring Branch TX, 78070 Email: dmullins@southlp.com  
Telephone: 830-249-0600 Fax: 830-885-5248 Mobile: 210-859-7244  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Engineering & Surveying (Garrett D. Keller)  
Address: 8 Spencer Rd, Suite 100 Boerne, TX 78006 Email: gkeller@matkinhoover.com  
Telephone: 830-249-0600 Fax: 830-249-0099 Mobile: 210-884-3751

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	<u>Canyon Lake</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Private</u>
Residential:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>725</u>		100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>1047.02</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Medium</u>			<input type="checkbox"/> Contributing
Zoning Class:	<u>R-2</u>			

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

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

\_\_\_\_\_  
Date

**Fees and Submittal Dates on Page 2**

**Fees:**

**Master Plans**

- \$1250.00 + \$5.00 per acre

**Traffic Impact Analysis (TIA) Review**

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

**Drainage Analysis Review Tier 1**

- \$750

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

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

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

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

**SUBMITTAL DATES: NOVEMBER 2020 – DECEMBER 2021**

<b>Planning &amp; Zoning Meeting</b>	<b>City Council Meeting</b>	<b>Submittal Date</b>
<b>NOVEMBER 12, 2020</b>	<b>DECEMBER 8, 2020</b>	<b>OCTOBER 13, 2020</b>
<b>DECEMBER 10, 2020</b>	<b>JANUARY 12, 2021</b>	<b>NOVEMBER 10, 2020</b>
<b>JANUARY 14, 2021</b>	<b>FEBRUARY 9, 2021</b>	<b>DECEMBER 15, 2020</b>
<b>FEBRUARY 11, 2021</b>	<b>MARCH 9, 2021</b>	<b>JANUARY 12, 2021</b>
<b>MARCH 11, 2021</b>	<b>APRIL 13, 2021</b>	<b>FEBRUARY 9, 2021</b>
<b>APRIL 15, 2021</b>	<b>MAY 11, 2021</b>	<b>MARCH 16, 2021</b>
<b>MAY 13, 2021</b>	<b>JUNE 8, 2021</b>	<b>APRIL 13, 2021</b>
<b>JUNE 10, 2021</b>	<b>JULY 15, 2021</b>	<b>MAY 11, 2021</b>
<b>JULY 15, 2021</b>	<b>AUGUST 10, 2021</b>	<b>JUNE 15, 2021</b>
<b>AUGUST 12, 2021</b>	<b>SEPTEMBER 14, 2021</b>	<b>JULY 13, 2021</b>
<b>SEPTEMBER 16, 2021</b>	<b>OCTOBER 12, 2021</b>	<b>AUGUST 17, 2021</b>
<b>OCTOBER 14, 2021</b>	<b>NOVEMBER 9, 2021</b>	<b>SEPTEMBER 14, 2021</b>
<b>NOVEMBER 10, 2021</b>	<b>DECEMBER 14, 2021</b>	<b>OCTOBER 12, 2021</b>
<b>DECEMBER 16, 2021</b>	<b>JANUARY 11, 2022</b>	<b>NOVEMBER 16, 2021</b>



# Planning and Development MDP Application Checklist

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

- 2 Copies of the Master Development Plan.
- One electronic copy of each document required below and plan drawing(s) in PDF format.
- Drainage Analysis
- Slope Map
- Tree Survey
- Traffic Impact Analysis
- Certification by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- Application for Variance (if any)
- A check or money order for the application fee, review fee and other required fees
  - Plan Application & Review Fee
  - SWMP Review Fee
  - TIA Review Fee
- 2 copies of a Water Study and Water Supply Certification as applicable
- 2 copies of a Sewer Study as applicable
- 2 copies of the Environmental Assessment

**ADDITIONAL COMMENTS**

**FOR OFFICE USE ONLY:**

- Approved (Assign Case Number)**
- Returned (Provide Comments)**

**Reviewed by:**

**Date:**

**Case Number:**

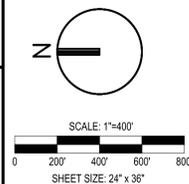
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Z:\PROJECTS\2020 - Belle Oaks Ranch (1) - Laubach\Submittals\CS100 - Master Development Plan.dwg

LEGAL DESCRIPTION

A 1,047.02 ACRE TRACT, BEING 874.5 ACRES OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, COMAL COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 1,156 ACRE TRACT OF LAND AS CONVEYED TO BELLE OAKS RANCH, LTD., OF RECORD IN DOCUMENT NO. 20000600204 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND 172.50 ACRES, LOCATED IN THE ANTON RUBIO SURVEY, ABSTRACT 497, AND THE FRIEDRICH VOGES SURVEY 694, ABSTRACT 408, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 528.84 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 17, PAGE 407, DEED RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF A CALLED 45.697 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20206038929 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF A CALLED 27.89 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20060623697 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

<b>OWNER/SUBDIVIDER:</b> C/O DAN MULLINS SOUTHERLAND BELLE OAKS II, LLC 110 RIVER CROSSING BLVD, STE. 1 SPRING BRANCH, TX 78070	<b>SURVEYOR:</b> C/O KYLE L. PRESSLER, R.P.L.S. MATKIN HOOPER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006	<b>ENGINEER:</b> GARRETT D. KELLER, P.E. MATKIN HOOPER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006
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**LAND USE SUMMARY**  
PROPERTY ACREAGE: 1,047.02  
LOT COUNT: 725  
DENSITY: 725 (LOTS) / 1,047.02 (ACRES) = 0.69 EDU/ACRE  
LENGTH OF ROAD CENTERLINE (L.F.): 61,428'  
DRAINAGE AREA: 48.83 ACRES  
PARKLAND AREA: 43.72 ACRES

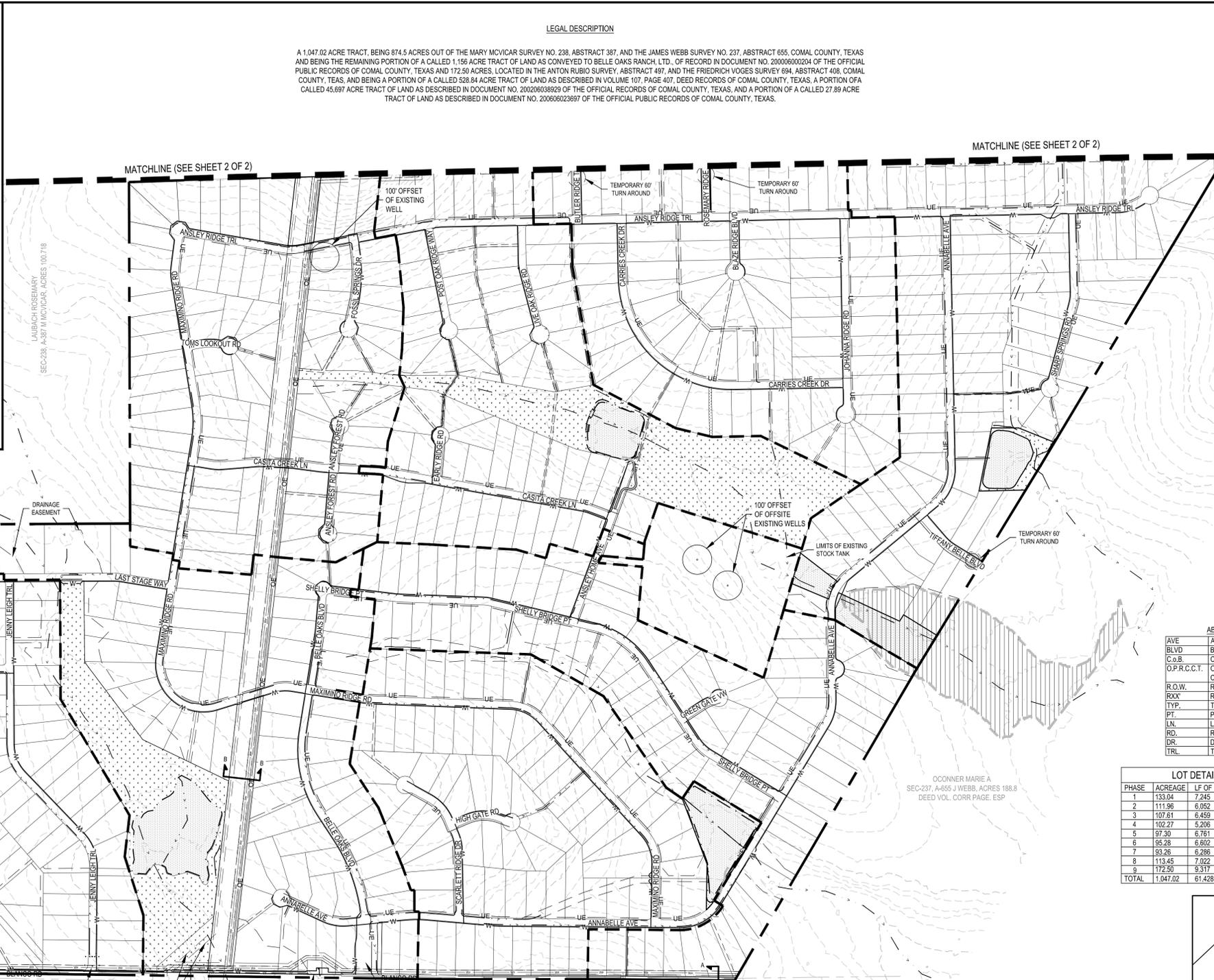
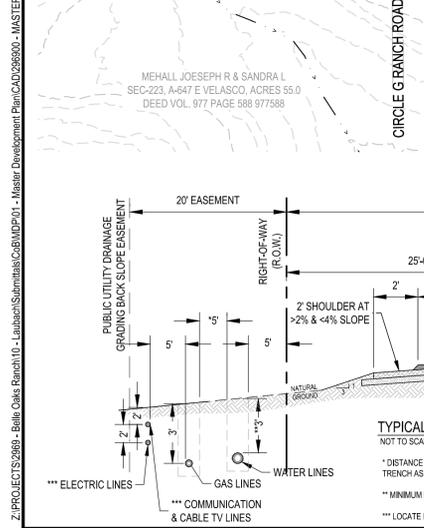
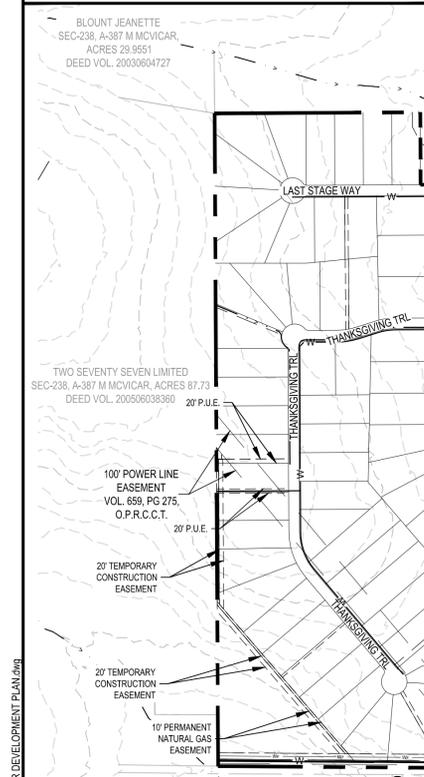
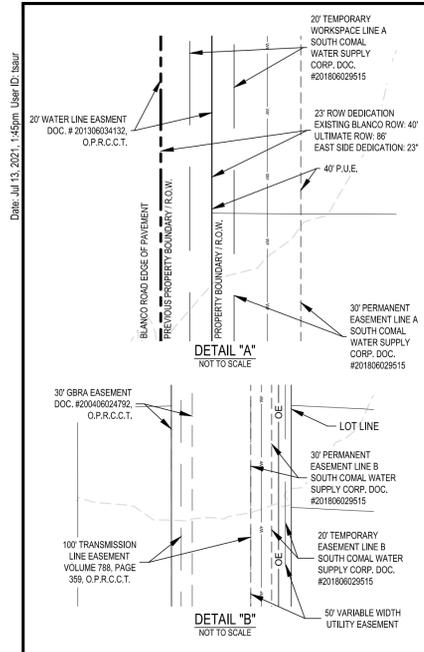
- NOTES:**
- A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180601658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
  - ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS LOCAL RURAL ROADS AND HAVE BEEN DESIGNED FOR A 25 MPH SPEED LIMIT.
  - A PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48091C0196F DATED SEPTEMBER 2, 2009.
  - THE BELLE OAKS RANCH SUBDIVISION LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
  - THERE ARE NO PROPOSED COLLECTORS OR THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
  - WITH THE EXCEPTION OF DEANNE VALLEY TRAIL, ALL STREET NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEER'S OFFICE. STREET NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED. ABBREVIATION TABLE PROVIDED FOR REFERENCE ONLY.
  - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CANYON LAKE WATER SERVICE COMPANY; ELECTRIC: PEDERNALS ELECTRIC COOPERATIVE; COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE; GAS: ENERTEX; SANITARY SEWER: ON-SITE SEWAGE FACILITIES.
  - PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 9 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
  - THE CITY OF BULVERDE MINIMUM FRONT BUILDING SETBACK IS 50', MINIMUM REAR IS 30' AND THE MINIMUM SIDE BUILDING SETBACK IS 20'. EACH LOT IS SUBJECT TO ADDITIONAL POA BUILDING SETBACK RESTRICTIONS.

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: July 2021

**REVISIONS:**

1	
2	LAUBACH TRACT ADDED

**MATKINHOOPER ENGINEERING & SURVEYING**  
3105 SHILL ROAD SUITE 100  
BOERNE, TEXAS 78006  
CONTACT: 817.868.2244  
OFFICE: 312.868.2244  
TAMU REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400



**ABBREVIATIONS**

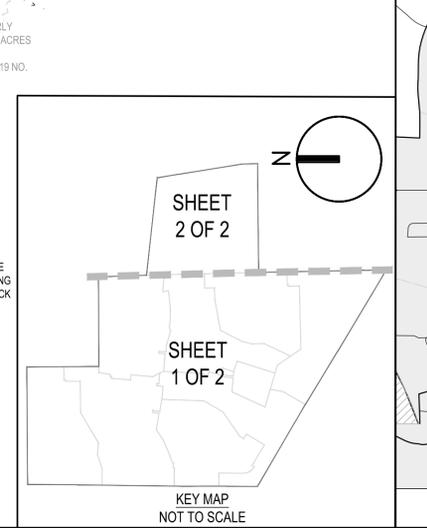
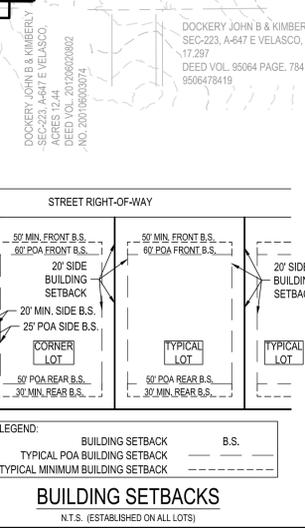
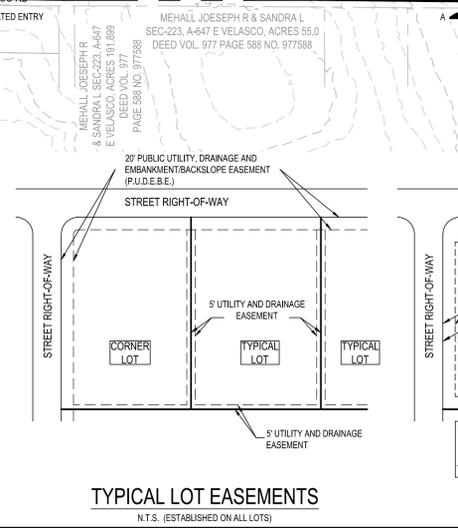
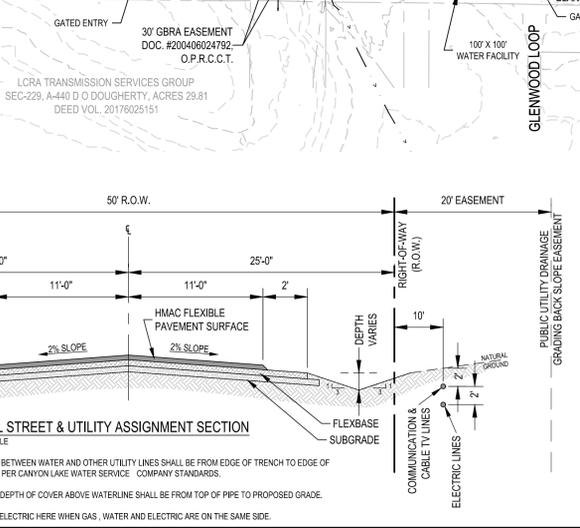
AVE	AVENUE
BLVD	BOULEVARD
C.O.B	CITY OF BULVERDE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
RXX	RADIUS
TYP.	TYPICAL
PT	POINT
LN	LANE
RD.	ROAD
DR.	DRIVE
TRL.	TRAIL

**LEGEND**

PROPERTY BOUNDARY	---
EXISTING 25' CONTOUR	--- 1275 ---
EXISTING 5' CONTOUR	---
ADJOINING PROPERTY LINE	---
100 YEAR FEMA ZONE A	---
PROPOSED PARKLAND AREA	---
PRELIMINARY STORMWATER MANAGEMENT AREA	---
PROPOSED DRAINAGE EASEMENT	---
PROPOSED UTILITY EASEMENT	---
PROPOSED PHASING BOUNDARY	---
REAR LOT LINES	---
STORMWATER CONVEYANCE FLOW PATH	---
PROPOSED WATER LINE	---
PROPOSED OVERHEAD ELECTRIC	---
PROPOSED UNDERGROUND ELECTRIC	---

**LOT DETAIL TABLE**

PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	133.04	7,245	68
2	111.96	6,052	86
3	107.81	6,459	78
4	102.27	6,206	62
5	97.30	6,781	78
6	95.28	6,602	78
7	93.26	6,286	79
8	113.45	7,022	83
9	172.50	9,317	113
TOTAL	1,047.02	61,428	725



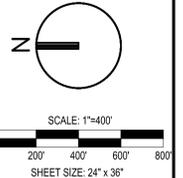
**MASTER DEVELOPMENT PLAN (SHEET 1)**

FOR  
**BELLE OAKS RANCH**  
BULVERDE, TEXAS

**CS100**

JOB NO. 2969.10  
DESIGNED BY: MAH  
DRAWN BY: MAH  
CHECKED BY: GDK  
SHEET NO. 23

<b>OWNER/SUBDIVIDER:</b> C O D A N M U L L I N S SOUTHERLAND BELLE OAKS II, LLC 110 RIVER CROSSING BLVD, STE. 1 SPRING BRANCH, TX 78070	<b>SURVEYOR:</b> C O K Y L E P R E S S L E R, R. P. L. S. MATKIN HOOVER ENGINEERING A N D S U R V E Y I N G 8 S P E N C E R R O A D, S U I T E 3 0 0 B O E R N E, T X 7 8 0 0 8	<b>ENGINEER:</b> G A R R E T T D. K E L L E R, P. E. MATKIN HOOVER ENGINEERING A N D S U R V E Y I N G 8 S P E N C E R R O A D, S U I T E 1 0 0 B O E R N E, T X 7 8 0 0 8
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**LAND USE SUMMARY**  
 PROPERTY ACREAGE: 1,047.02  
 LOT COUNT: 725  
 DENSITY: 725 (LOTS) / 1,047.02 (ACRES) = 0.69 EDU/ACRE  
 LENGTH OF ROAD CENTERLINE (L.F.): 61,428'  
 DRAINAGE AREA: 48.83 ACRES  
 PARKLAND AREA: 43.72 ACRES

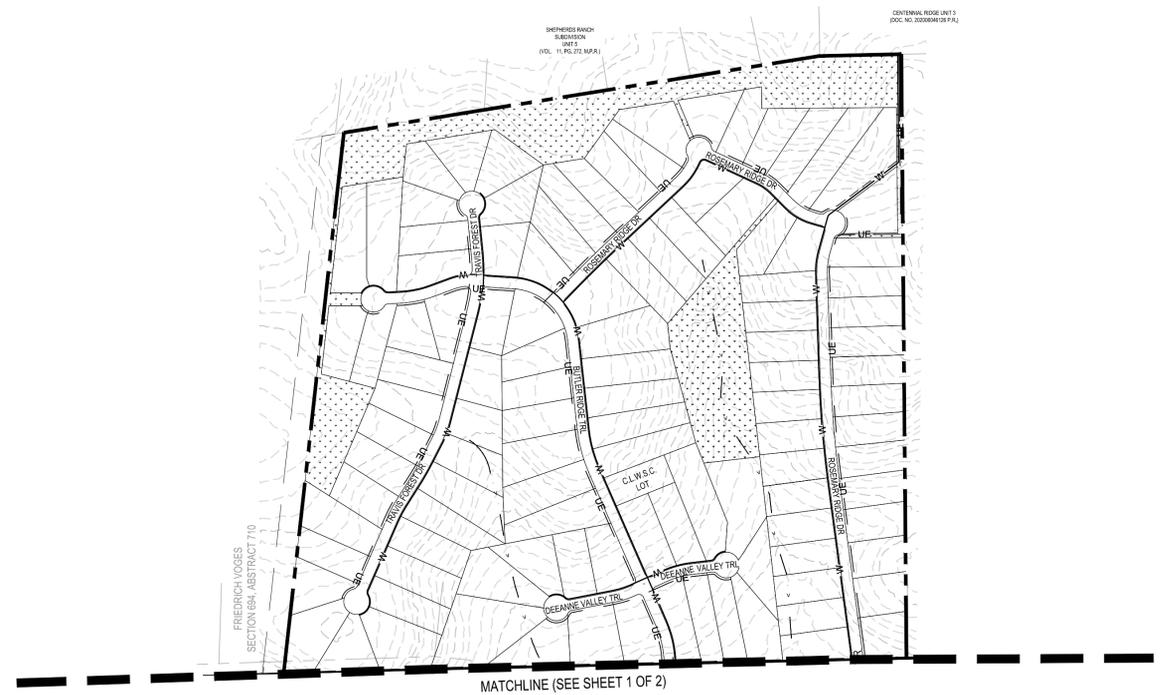
- NOTES:**
- A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180601658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
  - ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS LOCAL RURAL ROADS AND HAVE BEEN DESIGNED FOR A 25 MPH SPEED LIMIT.
  - A PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48091C0196F DATED SEPTEMBER 2, 2009.
  - THE BELLE OAKS RANCH SUBDIVISION LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
  - THERE ARE NO PROPOSED COLLECTORS OR THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
  - WITH THE EXCEPTION OF DEANNE VALLEY TRL, ALL STREET NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEER'S OFFICE. STREET NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED. ABBREVIATION TABLE PROVIDED FOR REFERENCE ONLY.
  - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CANYON LAKE WATER SERVICE COMPANY, ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE, GAS: ENERTEX, SANITARY SEWER: ON-SITE SEWAGE FACILITIES.
  - PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 9 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
  - THE CITY OF BULVERDE MINIMUM FRONT BUILDING SETBACK IS 50', MINIMUM REAR IS 30' AND THE MINIMUM SIDE BUILDING SETBACK IS 20'. EACH LOT IS SUBJECT TO ADDITIONAL POA BUILDING SETBACK RESTRICTIONS.

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: July 2021

**REVISIONS:**

1	
2	LAUBACH TRACT ADDED

**MATKIN HOOVER ENGINEERING & SURVEYING**  
 3805 SHELL BOUNDS SUITE 3  
 GEORGETOWN, TEXAS 78628  
 OFFICE: 512.868.2244  
 CONTACT: MATKIN@MATKINHOOVER.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10054000

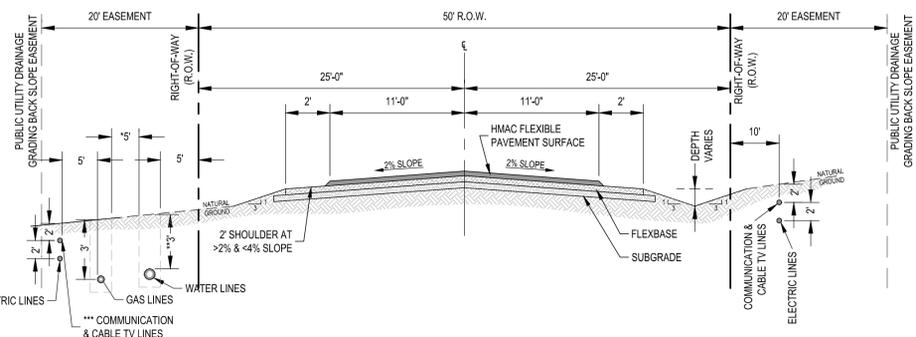
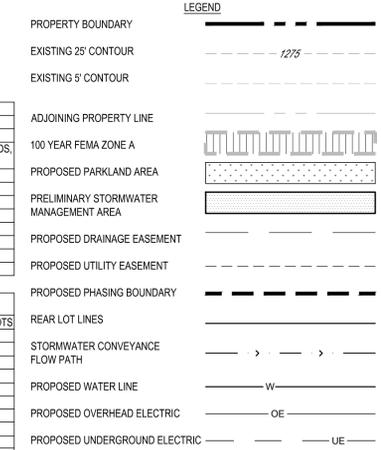


**ABBREVIATIONS**

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

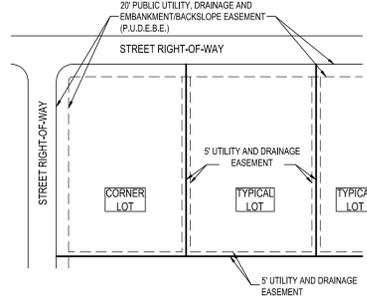
**LOT DETAIL TABLE**

PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	133.04	7,245	68
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9	172.50	9,317	113
TOTAL	1,047.02	61,428	725

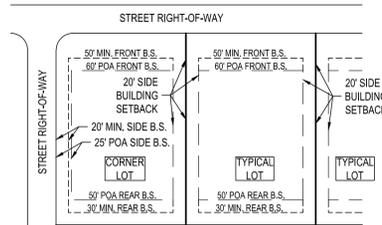


**TYPICAL STREET & UTILITY ASSIGNMENT SECTION**  
 NOT TO SCALE

- \* 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)

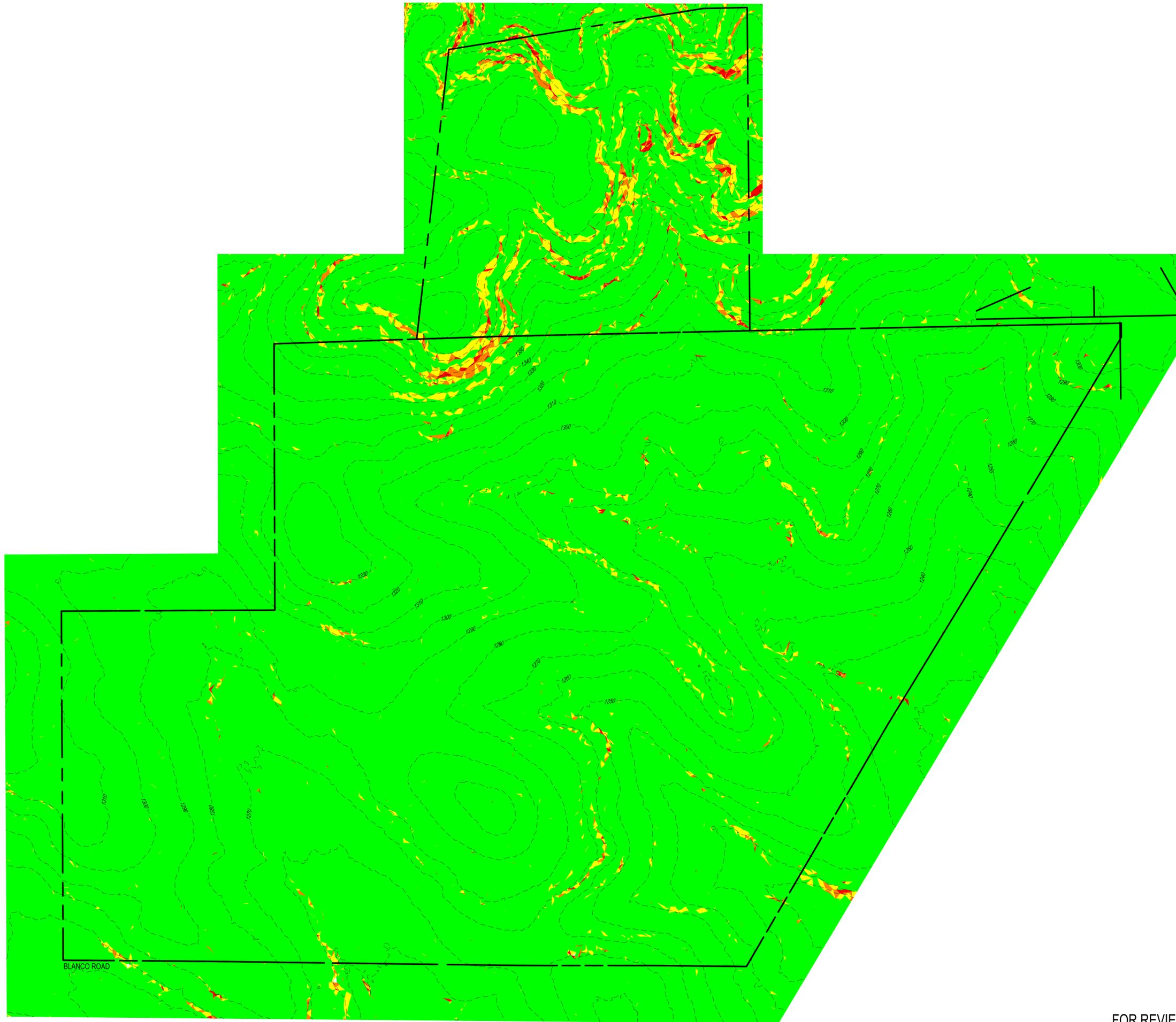


**BUILDING SETBACKS**  
 N.T.S. (ESTABLISHED ON ALL LOTS)

**MASTER DEVELOPMENT PLAN (SHEET 2)**  
 FOR  
**BELLE OAKS RANCH**  
 BULVERDE, TEXAS

**CS100**

JOB NO.	2989.10
DESIGNED BY:	MAH
DRAWN BY:	MAH
CHECKED BY:	GDK
SHEET NO:	24



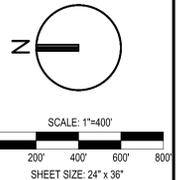
LEGEND

ADJOINING LOT	---
PROPERTY BOUNDARY	---
EXISTING 10' CONTOUR	---1290---
EXISTING 50' CONTOUR	---1300---

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	14.99%	Green
2	15.00%	19.99%	Yellow
3	20.00%	24.99%	Orange
4	25.00%	1000.00%	Red

THIS SUBJECT TRACT HAS AN AVERAGE SLOPE WITHIN THE PROPERTY BOUNDARY OF 9.05%

NOTES:  
 1. ELEVATION DATA DOWNLOADED FROM TNHRS. SURFACE DATA ACCURATE TO 50 CM.  
 2. DISPLAYED EXTENTS EXTEND 500' BEYOND THE PROPERTY BOUNDARY.



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REVISIONS:


**MATKINHOOVER**  
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 OFFICE: 512.868.2244  
 WWW.MATKINHOOVER.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

SLOPE MAP  
 FOR  
 BELLE OAKS RANCH - LAUBACH  
 33560 BLANCO ROAD  
 BULVERDE, TX 78163

EXHIBIT "A"

JOB NO.	2969.10
DESIGNED BY:	MAH
DRAWN BY:	LAR
CHECKED BY:	GDK
SHEET NO:	

## **REVIEW MEMORANDUM**

**TO:** Garrett D. Keller, PE  
[gkeller@matkinhoover.com](mailto:gkeller@matkinhoover.com)  
Matkin Hoover  
8 Spencer Road, Suite 100  
Boerne, TX 78006

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

**SUBJECT:** Belle Oaks Ranch  
MDP Amendment Review  
PC-21-15

**DATE:** July 30, 2021

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Half Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch MDP Amendment for the addition of Phase 9, dated July 13, 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 specific items to be addressed by the applicant before resubmittal.

### **MDP Review Comments**

1. Missing tree survey
2. Missing certificate for Enertex natural gas
3. Missing phase ID's on plan map
4. Limits of Existing Stock Tank are missing
5. Missing Detention Pond 1.2 from Phase 4 area. Check all other items from previously approved Master Development Plan, dated 10/15/19. There should not be any differences for Phases 1 through 8 except items that have been approved with detailed design plans (i.e. approximate limits of detention ponds).
6. Is the 20.01 Acre Outparcel being changed? Does not match previous MDP.
7. Utility linework is missing
  - a. There are no electric lines shown west of Maximino Ridge Rd.
  - b. Gas lines are not shown.
  - c. There are no lines shown in the 100' powerline easement crossing Thanksgiving Trl.
8. Dimensions per Subdivision Ordinance Section 1.05(a)(iii)(13) are not provided.
9. Phasing per Subdivision Ordinance Section 1.05(a)(iii)(19) is not provided.

10. Boundary of the subdivision should be indicated with heavy lines.
11. The City limits and the City's ETJ should be notated on the boundary of the subdivision.
12. Each phase of the development should be labeled on the MDP.
13. Contour intervals should be labeled.
14. The 100-year FEMA Zone A should be labeled.
15. The title of the MDP should reflect that this is an amendment.

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

1. The HEC-HMS model and results show five detention basins for Phases VIII and IX. The text refers to three detention basins. Please reconcile that difference and clarify how many detention basins are proposed.
2. The report text refers to two common computation points, but only lists CP-1. Please include information for CP-2, CP-3, and CP-4.
3. Computation point 1.2 shows an increase in pre- and post-conditions in the downstream impact analysis summary. Although computation point 1 shows a decrease in runoff volumes overall, the detention ponds all appear to be upstream of CP-1. This could cause an increase in runoff by the time stormwater leaves the site at CP-1. This will need to be verified during the design.
4. The pre-development conditions map shows a designation for FEMA flood zone A, but the symbol is missing from the legend. Please provide. Will lots be proposed in that location. If so, mitigation should be proposed to prevent flooding in accordance with the City of Bulverde's Floodplain Ordinance.
5. The maximum time allowable for sheet flow is 20 minutes. Please reduce the time of concentration values for existing conditions point 1.1 and 1.3, and proposed conditions points 1.1a, 1.1b, 1.2a, 1.2b, and 2.
6. Please review the values selected for the curve number calculations. The values chosen do not align with the City of Bulverde's runoff curve numbers in Table 4.1 of the Storm Drainage Design Criteria Manual. For instance, the City does not have any categories for "Farmland", and the "Woods" category is listed as 77 for Type D soils, not 79.
7. The Manning's values for the reaches in HEC-HMS do not align with the Manning's values shown in the table for post-development conditions points R-1.2a, R-1.2c, and R-1.2. Also check the reach length for R-1.2.
8. The reach length in HEC-HMS does not match the reach length for R-DP-1.1 (332' on the results table, 307' in HEC-HMS). Please review and update the incorrect value.
9. Please review and revise the weighted curve number for the post-development conditions point 1.2a (HEC-HMS has 82.5, the results table lists 82.6).
10. Please review and revise the area for the post-development conditions with detention point 1.2b (HEC-HMS has 0.4472 mi<sup>2</sup>, the results table lists 0.3791 mi<sup>2</sup>).

11. Is there a significance to the green text on the results table for the post-development conditions with detention?
12. Please fix the legend on the post-development with detention table so that the symbols align with their definition.
13. Showing rough locations of the proposed detention basins on the post-development conditions map would be helpful. Although the grading and site plan can change, it would help in reviewing the model inputs.
14. Stage-storage values in HEC-HMS could not be verified with plan information. Additional information will be required for detention pond sizing further into the design process.
15. Please note that stormwater management easements will be required at the site.
16. Note that the Probable Maximum Precipitation flood event may need to be evaluated if the detention basins meet TCEQ's criteria for dammed structures.

### **Traffic Impact Analysis Review Comments**

#### **Scope (Intersections Analyzed)**

1. Build conditions were not analyzed at Blanco Road and East Ammann Road. This intersection is well within 1.5 mi. of "the property boundary of the development", and thus should be included.
  - a) Since the No-build LOS is on the C/D line, it seems likely that mitigation will be required, even with the small change in traffic.
  - b) The original version of the TIA indicated that mitigation should be considered once a certain threshold was met. This is not acceptable. Mitigation must be proposed for all impacts identified in the TIA. 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)).

#### **Traffic Projection**

2. Figure 3, the No-Build in 2027, shows many traffic volumes which are lower than the Belle Oaks TIA Build for 2023. For example, all volumes at Blanco and Jenny Leigh are lower than the Belle Oaks Build. Recheck all traffic projections.
  - a) These errors are propagated thorough the rest of the analysis. All subsequent steps must be corrected.

#### **Impacts**

3. Tables 3 and 5 indicate the Glenwood Loop approach is impacted by the Laubach addition. This is not documented on Page 19, and mitigation is not proposed.

#### **Potential Mitigation Measures**

4. Turn Lane Analysis and Table 7 – Update and reanalyze based on corrected traffic projections (see above)
5. Glenwood Loop is impacted by the Laubach addition. Propose mitigation.



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

6. It appears likely that Blanco Road and East Ammann Road will also be impacted. Assuming so, propose mitigation.