



**NOTICE OF SPECIAL MEETING**  
**PLANNING AND ZONING COMMISSION**  
**6:00 P.M. – September 2, 2021**

**Bulverde Spring Branch Activity Center**  
**30280 Cougar Bend, Bulverde, TX 78163**

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**MEETING AGENDA**

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

**2) REGULAR AGENDA ITEMS**

- A. PC-21-13 (MDP): Consideration of a Master Development Plan (MDP) for the Honey Creek Development, generally located at the intersection of State Highway 46 and Park Road 31.

**3) 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

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

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

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

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

**6) ADJOURNMENT**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by 5:00 pm on August 30, 2021.

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Susana Huerta Ramos, Planning Director



PLANNING AND ZONING COMMISSION ITEM:  
PC-21-13

**Master Development Plan (MDP)**  
Honey Creek

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**MEETING DATE:** September 2, 2021

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Susana Huerta Ramos, AICP, Planning Director

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**REQUEST:**

Consideration of a Master Development Plan (MDP) for the Honey Creek Development, generally located at the intersection of State Highway 46 and Park Road 31.

**OWNER/APPLICANT:**

Silesia Properties, LP.  
c/o David Holmes  
24114 Blanco Road  
San Antonio, TX 78260

**PROPERTY INFORMATION:**

Owner: Silesia Properties, LP. c/o David Holmes  
Legal Description: A 529.542 ACRE, OR 23,066,835 SQUARE FEET OR MORE OR LESS, TRACT OF LAND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO UH PR 31 PROPERTIES, LLC., RECORDED IN DOC. NO. 202006028167 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, ALL OF THE TRACT OF LAND DESCRIBED IN THE DEED TO SILESIA PROPERTIES, LP., RECORDED IN DOCUMENT NO. 201206034166 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO SILESIA PROPERTIES, LP., RECORDED IN DOCUMENT NO. 201806042349 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO SILESIA PROPERTIES, LP., RECORDED IN DOCUMENT NO. 201806041083 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO RONALD AND TERRY URBANCZYK RECORDED IN DOCUMENT NO. 201706001976 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO RONALD AND TERRY URBANCZYK RECORDED IN DOCUMENT NO. 200006019956 OF THE OFFICIAL PUBLIC

RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO RONALD AND TERRY URBANCZYK RECORDED IN DOCUMENT NO. 99060033529 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO RONALD AND TERRY URBANCZYK RECORDED IN VOLUME 904, PAGE 441 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, ALL BEING OUT THE JOHN M. SECREST SURVEY NO. 581, ABSTRACT 596, THE CHRISTIAN HOFHEINZ SURVEY NO. 602, ABSTRACT 244, THE WILLIAM AHRENBECK SURVEY NO. 845, ABSTRACT 428, THE WV HERRING SURVEY, ABSTRACT 279, THE WILLIAM AHRENBECK AND BROTHER SURVEY NO. 846, ABSTRACT 859, THE ROBERT MOOS SURVEY NO. 804, ABSTRACT 397, THE ROBERT MOOS SURVEY NO. 412, ABSTRACT 428, AND THE EDWARD LUDOLF SURVEY NO. 695, ABSTRACT 378, COMAL COUNTY, TEXAS

Size: 529.541 acres; 1,640 lots  
Existing Land Use: Undeveloped  
Existing Zoning: R-1 Residential District along SH 46; remainder of development in the Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single-Family Residential

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**SUMMARY:**

This is a proposed Master Development Plan (MDP) for the Honey Creek Development generally located at the intersection of State Highway 46 and Park Road 31. No development agreement exists for the development. Therefore, it is subject to the City of Bulverde’s current MDP submittal requirements.

**ANALYSIS:**

The attached MDP is a proposed high-density residential development that consists of approximately 529.541 acres, eleven units, and approximately 1,640 lots.

Per Chapter 10, Section 1.04(b)(iv)(f) and Section 3.03 of the current Subdivision Ordinance, certification letters from utility providers that are authorized to serve the subdivision through a certificate of convenience and necessity, or other relevant authority must be provided.

The MDP submittal does not satisfy Section 1.04(b)(iv)(f) and Section 3.03(a) of the Subdivision Ordinance. In terms of water and sewer services, the MDP proposes the development will be served by Honey Creek Ranch Municipal Utility District (MUD)/Flagstone Water Supply. However, such a MUD does not exist as it has not been approved by TCEQ as of the date of the application. Further, the applicant does not certify that the MUD or Flagstone Water Supply have the authority or the capacity to serve the proposed development. As an additional matter, review of the Water and Sewer CCN Viewer provided by the Public Utility Commission of Texas shows

that most, if not all, of the development is within the CCN No. 10692, assigned to SJWTX Inc., not the MUD.

Furthermore, the MDP submittal also does not satisfy the utility certification requirements for electricity, telephone, and cable TV providers because such documents were not included.

While two proposed streets that connect to State Highway 46 are on properties that have R-1 Residential zoning, the proposed development lies completely outside City Limits.

The MDP proposes approximately 12,700 linear feet of new public streets, which includes approximately 9,000 linear feet of collector streets and approximately 3,700 linear feet of secondary arterial streets. Section 1.04(b)(iv)(e) of the Subdivision Ordinance requires the review and approval of a Traffic Impact Analysis for an MDP submittal. TIA comments were forwarded to the applicant, but no TIA comments have been resolved.

Under Section 1.04(b)(iv)(b) of the Subdivision Ordinance, a Drainage Analysis must be reviewed and approved for an MDP. A drainage analysis was reviewed but it was not approved since files required to verify the drainage report were not provided by the applicant.

Per Section 2.03(e)(iv) of the Subdivision Ordinance, dedication of parkland is required to be identified on a Master Development Plan. The MDP indicates 27 acres of parkland are required for this development. However, the locations of designated parkland are not identified on the MDP.

The applicant has also failed to provide a wetlands map and mitigation plan to satisfy environmental assessment requirements in Section 4.01(b)(2) of the Subdivision Ordinance

**STAFF RECOMMENDATION:**

Halff Associates and City staff reviewed the proposed MDP in accordance with the current Subdivision Ordinance and encountered deficiencies. These deficiencies are noted 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 **DENIAL** of this Master Development Plan.

**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: Honey Creek Unit No N/A  
Location Description/Nearest Intersection: SH 46 & Park Rd 31
  
2. Owner/Applicant: Ronald Urbanczyk (c/o David Holmes)  
Address: 24114 Blanco Rd, San Antonio, TX 78260 Email: holmesdavid1@icloud.com  
Telephone: N/A Fax: N/A Mobile: 210-913-8206  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*  
Pape-Dawson Engineers, Inc.
  
3. Licensed Engineer/Surveyor (technical contact): Eng:Shauna Weaver, PE Surveyor: Tom Milo, RPLS  
Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: sweaver@pape-dawson.com  
Telephone: 210-375-9000 Fax: 210-375-9010 Mobile: N/A
  
4. Property Details:
 

|                                   |  |   |
|-----------------------------------|--|---|
|                                   | <b>Street connections</b>  |   |
|                                   | <u>to SH46</u>   | <b>MUD/</b>   |
| City Limits:                      | <input checked="" type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ) | Water Source: <u>Flagstone Water Supply</u>   |
| Commercial:                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                  | Sewage Treatment: <u>MUD/WWTP</u>   |
| Residential:                      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                  |   |
| No. of Lots:                      | <u>1640 (SF) , 1 (Amenity)</u>   | TxDOT Frontage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                         |
| Total Acreage without floodplain: | <u>529.541 AC</u>  | 100-Year Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                    |
| Density Class:                    | <u>High</u>  |   |
| Zoning Class:                     | <u>ETJ</u>   | Edwards Aquifer Zone: <input type="checkbox"/> Recharge<br><input checked="" type="checkbox"/> Contributing |

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 **\$1250.00 + (529.541 x \$5.00) = \$3,897.71**

**Traffic Impact Analysis (TIA) Review**

\$1250.00 - Minor TIA

\$2500.00 - Major TIA **TIA FEE PREVIOUSLY PAID**

**Drainage Analysis Review Tier 1**

\$750

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

\$1500 – (0-5 acres)

\$2500 + \$10/lot – (5+ acres) **\$2500.00 + (1640 x \$10.00) = \$18,900**

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

\$1750 - (0-5 acres)

\$2500 + \$10/acre (5+ acres)

**TOTAL = \$22,797.71**

**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, 2020</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 **ATTACHED**
  - Gas Utility **N/A**
  - Public Water System **ATTACHED**
  - Telephone Utility **ATTACHED**
  - Cable TV Utility **ATTACHED**
  - TxDOT **PENDING MDP/TIA REVIEW**
  - TCEQ **WWTP PERMIT ATTACHED**
  - Other agencies or entities having jurisdiction
- Application for Variance (if any) **TO BE DETERMINED**
- 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
- N/A**  2 copies of a Sewer Study as applicable **WWTP PERMIT ATTACHED**
- 2 copies of the Environmental Assessment

**ADDITIONAL COMMENTS**

**FOR OFFICE USE ONLY:**

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

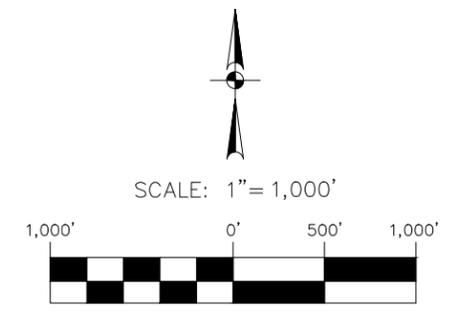
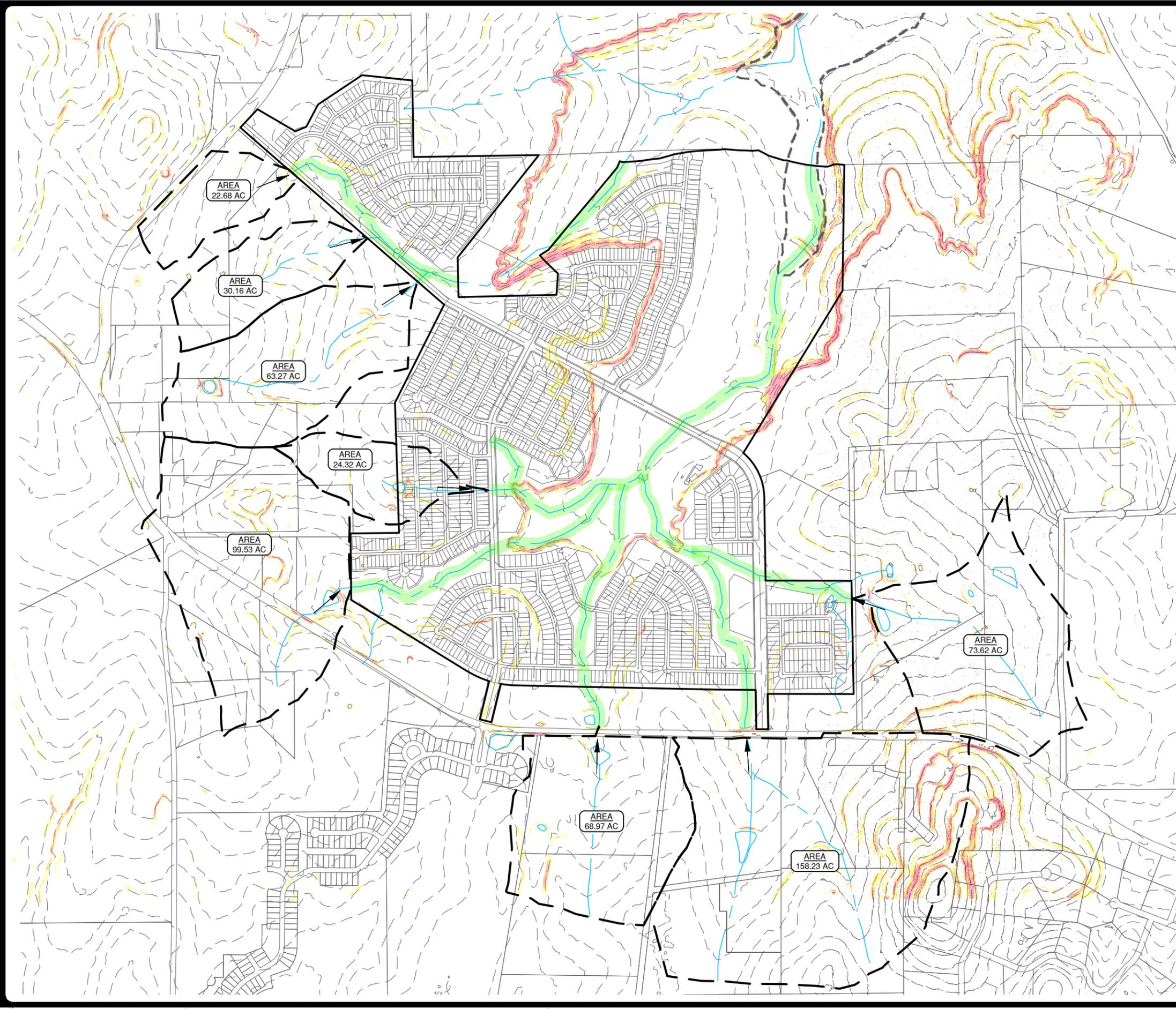
**Reviewed by:**

**Date:**

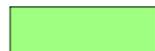
**Case Number:**



Date: Aug 20, 2021, 5:19pm User ID: jPoell  
File: P:\12063\02 Design Exhibits\Slope and Riparian Exhibit.dwg



### LEGEND

-  SLOPE GREATER THAN 25%  
(NO DISTURBANCE – WITH EXCEPTIONS)
-  SLOPE BETWEEN 20%–25%  
(MAX 15% DISTURBANCES)
-  SLOPE BETWEEN 15%–20%  
(MAX 30% DISTURBANCES)
-  RIPARIAN BUFFER
-  MDP LIMITS
-  CREEK/TRIBUTARY/STREAM  
CENTERLINE
-  WATERSHED LIMITS

## HONEY CREEK COMAL COUNTY, TEXAS SLOPE MAP AND RIPARIAN BUFFER EXHIBIT

**PAPE-DAWSON  
ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPES FIRM REGISTRATION #470 | TBPES FIRM REGISTRATION #10028800

JOB NO. 12063-00  
DATE AUGUST 2021  
DESIGNER SW  
CHECKED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
SHEET 1 of 1

## **REVIEW MEMORANDUM**

**TO:** Shauna Weaver, P.E.  
Pape-Dawson Engineers  
2000 NW Loop 410  
San Antonio, TX 78213  
[sweaver@pape-dawson.com](mailto:sweaver@pape-dawson.com)

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

**SUBJECT:** Honey Creek MDP Review  
PC-21-13

**DATE:** August 26, 2021

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Half Associates, on behalf of the City of Bulverde, has performed a review on the Honey Creek Master Development Plan (MDP), a 576.550-acre tract of land, print dated August 20, 2021. The review was conducted relative to the requirements established in the current Subdivision Ordinance of the City of Bulverde (April 13, 2021) 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** to be addressed by the applicant before resubmittal.

**MDP Review Comments** Per Vested Zoning Chapter 14:

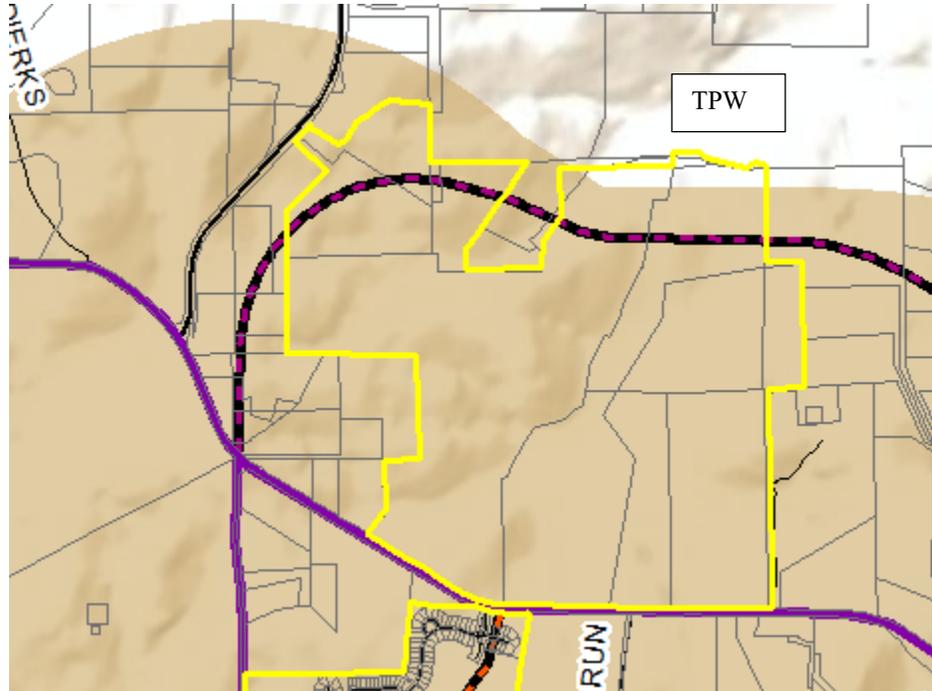
1. Zoning doesn't comply with current City of Bulverde Zoning Map within city limits along State Highway 46. Zoning application will be required. – **Comment resolved. MDP has been removed from City limits except at two access locations.**

**Add'l MDP Comments**

2. Any variance to the City's Subdivision Ordinance (Chapter 10) or Environmental Protection Ordinance (Chapter 17) will require the submittal of a variance application. – **Comment noted.**
3. Property information is missing on MDP exhibit near intersecting corner of boundary lines 'L10' & 'L11'. – **Comment resolved.**
4. Add "EXISNG WELL" and creek/tributary symbology to legend. – **Comment resolved.**
5. **Certifications for electricity, telephone and cable TV are still needed in addition to the water and wastewater service (Section 3.03 Public Utility Certification and Bonding). The proposed utility provider, Honey Creek Ranch MUD is not an authorized entity in the CLWSC CCN.**
6. **Water study missing.**

**Traffic Impact Analysis Review Comments – Have not been responded to yet.**

1. Arterial EW-2 on the Bulverde MTP is not shown in the site plans or analysis.



- Redevelop the site plan accounting for EW-2
  - Submit revised trip generation accounting for EW-2
  - Routing along the north end must be through this property -- TPWD ownership to the north precludes other options.
2. Lobo Park is on the MTP as a Collector. If the site collector is lined up with Lobo Park and signalized, it would be expected that a meaningful portion of the traffic ultimately bound for Blanco would go straight instead of making the dog-leg on SH 46.
    - This means the impact to intersections within Park Village need to be analyzed as well.
    - Determine the need for segment capacity analysis and perform if required.
  3. Several impacts are identified for which no mitigation is identified or recommended. **This is not acceptable.** Developer is responsible for mitigation of all impacts. 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))
  4. Several segment capacity analyses are triggered, but were not performed
    - Phase 1
      - Blanco between Ammann W and Ammann E – Blanco is on the MTP as a major arterial, but the existing section functions as a 2 or 3 lane collector. This section exceeds the segment analysis threshold for a collector in this phase.
    - Phase 2
      - Blanco between SH 46 and Lobo Park
      - Blanco between Belle Oaks Ranch Blvd/Glenwood Lp and Ammann W
      - Blanco between Ammann E and ETJ limit

- Phase 3
    - Blanco between Lobo Park and Belle Oaks Ranch Blvd/Glenwood Lp
    - Bulverde Rd between SH 46 and Chestnut Spring – Bulverde is on the MTP as a minor arterial, but the existing section functions as a 2 lane collector. This section exceeds the segment analysis threshold for a collector in this phase.
    - Bulverde Rd between Bulverde Ln and US 281
    - SH 46 between Arterial and US 281 – The PHV exceeds the segment analysis threshold for a 6 lane arterial
  - Phase 4
    - Bulverde Rd between Ammann E and Bulverde Ln
5. Pg. 14: Site driveways are described. The descriptions speculate that intersections between the main roads and different units and schools can be aligned. But that is not included in the analysis. (It is mentioned later in the document as potential mitigation, but again, it is not analyzed)
6. Pg. 17: References “agreement” on the trip distribution with CoB and TxDOT. However, we requested the per-phase trip distributions for review prior to submittal of the TIA. This was not supplied as requested.
7. Signal coordination – On SH 46, there would be 4 signals within 1.5 mi (PR 31, Blanco, Lobo Park, and Arterial), and 2 signals within 1000’ (Bulverde and Spring Branch). Each cluster should be coordinated. So if mitigation requires one of those to be retimed, the adjacent ones should be as well.
- I think the Bulverde and Spring Branch ones are far enough from the others that they can be treated as independent clusters. So retiming, say, Lobo Park wouldn’t necessary mean Bulverde and Spring Branch would need to be retimed. But PR 31, Blanco, and Arterial would, to ensure coordination.
8. Turn lane lengths: All must consider
- The deceleration length shall be based on the worst-case anticipated speed limit between the time of construction and the future design speed.
    - Advisory speeds are not regulatory, and thus are not mandatory for motorists. So only regulatory speed limits, not advisory speeds, should be used for deceleration length determination.
  - The TxDOT RDM requires storage length to be based on the queue length predicted by traffic modeling. Use the worst phase’s queue length as determined by the Synchro analysis.
9. The “no-build” reported in the summary tables for Phases 2 and beyond are not true no-build. They include the previous phase.
- The baseline for any “allowable” delay (for locations exceeding LOS C without development) shall be based on the true no-build. That is, no Honey Creek development whatsoever.
  - The summary tables should report
    - No-build (no Honey Creek)
    - Pre-phase (No-build + prior phase build)
    - Build (No-build + prior phase build + current phase build)

10. Pg 35 – Delay at Driveway 2

- Mitigation shall be analyzed and proposed. Speculation on potential mitigation is not sufficient to address Code requirements.
  - For perspective, the analysis indicates travelers will wait over 2 min to leave their unit during the AM peak. People wouldn't accept that in San Antonio; why would they accept it in Bulverde?

11. Pg 35 – Directing traffic at the school

- The modeling methodology of treating this location as signalized is acceptable.
- I question the recommendation for manual intervention 360+ times per school year (twice a day for 180+ school days). Paying a cop to do this is certainly not economical compared to signalization. This burden should not be put on the school district. Besides, it is extremely rare for field personnel to provide operations or delay comparable to a signal.
- If a signal is installed at the school, will this provide gaps aiding egress from Driveway 2? Were the intersections modeled independently, or as a network?

12. Phase 3 Trip Distribution

- Why is the trip distribution higher east of Lobo Park than west? Not enough information regarding the nature of the commercial development has been provided to justify differentiating the trip distribution.

13. Pg 45 – regarding potential mitigation for unmitigated impacts

- See prior comment regarding developer responsibility for mitigation, and mitigation options
- “Proportional” contribution is not acceptable – prior developments have mitigated their impacts.

14. Pg 45 – Commercial driveway turn lanes

- Not enough information regarding the nature of the commercial development has been provided to justify providing turn lanes for some, but not all, commercial driveways.

15. Pg 53 – Table 10

- For SH 46 and Site Arterial – there is no “allowable” delay threshold at this location. Without the development, there is no site arterial. Which means no intersection, and no delay. The LOS C threshold applies.

16. Pg 57 – Table 12

- The mitigation costs for Phase 2, Spring Branch and Bulverde, do not match the table of Pg 64
- Phase 3, Arterial – The construction of the arterial is part of the development. The turn lanes necessary for acceptable operations at build-out should be part of the basic build. The only part that would be mitigation would be restriping for the second left turn lane once SH 46 is widened.

17. Missing Synchro Output

No Build:

- Blanco and Jenny Leigh
- Blanco and Lobo Park

From all:

- Collector and Arterial
- Arterial and Driveway 4

### Drainage Review Comments

#### 1. Master Drainage Plan

1. There are phases of construction listed on the plan but not included on the drawing – has the phasing of the development been determined? – *Comment withdrawn...table on MDP shows sufficient data.*
2. Are the 'Basin' locations on the drawing intended to be detention basins? – *Comment resolved... Basins will provide for water quality treatment and detention.*
3. No drainage easements are shown on the plans. Drainage easements "shall be dedicated in the plat, for all areas where water flows greater than one foot deep during a 25-year storm that is not located within a public right-of-way. Drainage easements shall be provided for all areas subject to flooding due to a 100-year storm that are not located within public right-of-way." Some proposed basins do not appear to currently have room for easements (for example, Units 8 and 10). – *Comment withdrawn...easements can be verified with each plat.*
4. No stormwater areas provided for the proposed commercial buildings. – *Comment resolved...commercial areas removed from MDP.*
5. No schools are shown within the project limits, but they are listed as part of Phase 3. The report lists them as adjacent to the development. If that is the case, should they be removed from the phased development table? – *Comment resolved...Schools are included for Water and Sewer EDU count purposes only.*
6. Please add the designation of the FEMA floodplain to the legend (Zone A). – *Comment resolved*
7. Calculations show 27 acres of parkland are required. Where will the designated parkland be located? – *Response letter says "locations of parkland will be determined at a later date" but this is not allowed under Subdivision Code Section 2.03(e)(iv) where "Dedication of parkland is required to be identified on a Master Development Plan".*

#### 2. Drainage Report

1. Change the legend on the soils map to provide more distinction between HSG C and HSG D. With the green from the vegetation on the aerial imagery, it is difficult to distinguish between the two. – *Still difficult to distinguish between hydrologic soil groups. Need contrasting colors.*
2. For the land use pre- and post-maps, no residential 2+ acre lots are noted on the drawing, but they are on the legend. Please provide distinction on that legend item or remove it from the legend if it is not relevant. – *Comment withdrawn...This land use is in the southeast corner of the overall drainage area.*
3. 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 contours will be obtained when each of the units is designed. Proposed drainage basins are delineated based on existing contours.*

4. Are the velocity calculations for pre- or post-conditions? – [Comment clarified...pre-conditions.](#)
  5. Pre-Development Runoff Summary does not include W3 or N2, but they are included in the pre-development hydrologic parameters table. – [Comment clarified... This table is only for combines flows, at different calculation points. Area N2 is included in calculation point 6. Area W3 is included in calculation point 4 and 6.](#)
  6. Why are velocity calculations only provided for Reaches S, W1, and W? What storm event were they calculated for? – [Comment clarified...100-YR velocities.](#)
  7. Per the Bulverde Drainage Manual, riparian buffers should include BMP protection within the SWPPP. Please ensure these buffers are shown and protection is provided, specifically in the area of Unit 6 (Honey Creek Tributary). – [Comment resolved...more detailed SWPPP will be provided for each unit.](#)
  8. Please note that since the site is within Edwards Aquifer, compliance with TCEQ's technical guidelines will be required. – [Comment noted](#)
3. Slope and Riparian Exhibit
    1. Are the dashed areas drainage areas? Add them to the legend. – [Comment resolved](#)
  4. Model – [Not provided...could not verify](#)
    1. The model has N1, N2, S, and Junction W all going to the outfall. The DA map appears to show N1 flowing to N2, W1 and W2 flowing to W3, and W3 flowing to N2 before the outfall. Please ensure the subbasins are modeled properly.
    2. Rainfall intensity values appear to be correct, but backup is not provided in the drainage report. Please provide.

#### **Environmental Site Assessment**

1. The Environmental Site Assessment noted that there are known wetlands (Riverine Habitat and Freshwater Ponds) on the subject site. A map of those wetlands should be provided, as well as a mitigation plan. – [comment not resolved.](#)