



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – November 10, 2021
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. October 14, 2021, Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. PC-21-15 (MDP): Reconsideration 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.
- B. PC-21-21 (Final): Consider the approval of a Final Plat for 4S Ranch, Unit 9A, located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- C. PC-21-22 (Final): Consider the approval of a Final Plat for 4S Ranch, Unit 7B, located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- D. VR-21-08: Consider a request by Vaquero Bulverde Partners, LP for a variance to Section 3.08.102(b)(4) of the City of Bulverde Code of Ordinances at 18500 Forty-Six Parkway.
- E. VR-21-11: Consider a request by Texas Regional Bank for a variance to Chapter 17.06.009, related to Tree Removal and Mitigation of the City of Bulverde Code of Ordinances, on 5.92 acres located at 20725 Highway 46.
- F. VR-21-04: Consider a request by Noah's Ark Development for a variance to Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.
- G. VR-21-05: Consider a request by Noah's Ark Development for a variance to Chapter 17, Section 17.06.009, related to Tree Removal and Mitigation, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.
- H. VR-21-06: Consider a request by Noah's Ark Development for a variance to Section 17.03.005, related to Disturbance of Slope Areas, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.
- I. PDD-21-04: Hold a public hearing and consider a PDD Zone Change request to amend the existing C-2 Commercial District to a PDD Planned Development District on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.
- J. CA-21-13: Public Hearing and Consideration of an Ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, The City of Bulverde

Code of Ordinances by amending the Use Table in Section 14.04.002 to allow Guest Houses in the R-2 and R-3 Residential Districts by Special Use Permit; Amending the definition of Guest House to delete reference to Agricultural Districts and reference to family members; repealing conflicting Ordinances; providing a severability clause; and providing an effective date.

- K. CA-21-14: Public Hearing and Consideration of an Ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, The City of Bulverde Code of Ordinances by amending Section 14.02.001 to add Home Health Care Provider to the Definition of Caretaker's Quarters; repealing conflicting ordinances; providing a severability clause; and providing an effective date.

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 three (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 always readily accessible to the public, by 5:00 pm on November 5, 2021.

Susana Huerta, AICP
Planning Director

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Recordings of most City meetings are available at www.bulverdetx.gov

City of Bulverde Planning & Zoning Commission Minutes
Regular Commission Meeting: October 14th, 2021

Meeting Duration: 6:00pm-8:04pm

CALL TO ORDER

Commission Members Present: Lindy Sisk (Chairman), Michelle Molina, Ted Hawkins, Gregory Porter, Joe Alexandre (Vice Chair), Jeffrey Burrier

Commission Members Absent: Michael Bevers (Alternate), Seth Prescott

City Staff Present: Susana Huerta (Planning Director), Adrian Garcia (City Engineer) Jason Rammel (City Attorney), Grant Fore (Planner I)

APPROVAL OF MINUTES

- a. September 16, 2021, Planning and Zoning Commission meeting. Chairman Sisk made a motion to approve the minutes. The motion was seconded by Commissioner Molina, and the motion passed with a 6-0 vote.
- b. September 28, 2021, Special Planning and Zoning Commission meeting. Chairman Sisk made a motion to approve the minutes. The motion was seconded by Commissioner Alexandre, and the motion passed with a 6-0 vote.

REGULAR AGENDA ITEMS

- a. PC-21-17 (Final): Consider the approval of a Final Plat for Park Village, Unit 6, generally located near the intersection of Lobo Park and Blenheim Park. **Director Huerta presented the staff report and answered questions asked by the commission. Commissioner Molina made a motion to approve PC-21-17. Commissioner Alexandre seconded the motion, and the motion passed 5-0, with Commissioner Hawkins abstaining.**
- b. PC-21-18 (Final): Consider the approval of a Final Plat for Park Village, Unit 8, generally located near the intersection of Lobo Park and Blenheim Park. **Director Huerta presented the staff report and answered questions asked by the commission. Chairman Sisk made a motion to approve PC-21-18. Commissioner Burrier seconded the motion, and the motion passed 5-0, with Commissioner Hawkins abstaining.**
- c. PC-21-19 (Final): Consider the approval of a Final Plat for Park Village, Unit 9, generally located near the intersection of Lobo Park and Blenheim Park. **Director Huerta presented the staff report and answered questions asked by the commission. Chairman Sisk made a motion to approve PC-21-19. Commissioner Molina seconded the motion, and the motion passed 5-0, with Commissioner Hawkins abstaining.**
- d. ZC-21-05: Hold a public hearing and consider a Zone Change from R-3 Residential Zoning District to R-2 Residential Zoning District on an approximately 0.42-square miles of land, generally located approximately 1.3 miles west of the intersection of East Amman Road and Bulverde Road. **Director Huerta presented the staff report explaining that this is a city-initiated zone change to bring this area into conformance with the proposed Goldsmith Development. Commissioner Alexandre made a motion to recommend approval of ZC-21-05. The motion was seconded by Commissioner Burrier, and the motion passed with a 6-0 vote.**
- e. ZC-21-06: Hold a public hearing and consider an initial Zoning Designation of R2, Residential District, for approximately 0.270 square miles of land generally located on the east side of Blanco Road approximately 1.2 miles south of State Hwy 46. **Director Huerta presented the staff report and answered questions asked by the commission. Director Huerta explained that this is an initial zoning designation of a tract of land annexed into the city to match the R-2 zoning of the Belle Oaks development. Chairman Sisk made a motion to recommend approval of ZC-21-06. Commissioner Molina seconded the motion, and the motion passed with a 6-0 vote.**

- f. VR-21-04: Consider a request by Noah’s Ark Development for a variance to Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility. **Director Huerta presented the staff report and answered questions asked by the commission. After discussion amongst the commission and the applicants, Chairman Sisk made a motion to table VR-21-04. Commissioner Alexandre seconded the motion, and the motion passed 6-0.**
- g. VR-21-05: Consider a request by Noah’s Ark Development for a variance to Chapter 17, Section 17.06.009, related to Tree Removal and Mitigation, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility. **Director Huerta presented the staff report and answered questions asked by the commission. After discussion amongst the commission and the applicants, Chairman Sisk made a motion to table VR-21-05. Commissioner Hawkins seconded the motion, and the motion passed 6-0.**
- h. VR-21-06: Consider a request by Noah’s Ark Development for a variance to Section 17.03.005, related to Disturbance of Slope Areas, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility. **Director Huerta presented the staff report and answered questions asked by the commission. After discussion amongst the commission and the applicants, Chairman Sisk made a motion to table VR-21-06. Commissioner Molina seconded the motion, and the motion passed with a 6-0 vote.**
- i. PDD-21-04: Hold a public hearing and consider a PDD Zone Change request to amend the existing C-2 Commercial District to a PDD Planned Development District on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility. **Director Huerta presented the staff report and answered questions asked by the commission. After discussion amongst the commission and the applicants, Chairman Sisk made a motion to table PDD-21-04. Commissioner Molina seconded the motion, and the motion passed with a 6-0 vote.**

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:03p.m. I certify that the above minutes were approved by the Commission on October 14, 2021.

Maria Franco, City Secretary



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

MEETING DATE: NNovember 10, 2021

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Reconsideration 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: Single-Family Residential (Under Development)

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

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 reviewed the original submittal for the MDP Amendment and encountered deficiencies. These deficiencies were addressed and re-submitted on 10/25/21. The re-submittal was reviewed by Halff Associates and City Staff, and all comments were resolved. Therefore, staff recommends approval.

ATTACHMENTS:

1. Application
2. Master Development Plan
3. Slope Map
4. Acceptance 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

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: 830-228-5263 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 checked="" 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

9/8/21

Date

Fees and Submittal Dates on Page 2

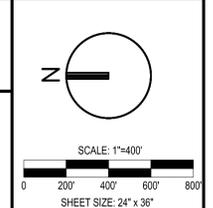
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Z:\PROJECTS\2020- Belle Oaks Ranch (1) - Lubbock\Submittals\CS100 - Master Development Plan.dwg

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. 202006038293 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.

OWNER/SUBDIVIDER: C/O DAN MULLINS SOUTHERLAND BELLE OAKS II, LLC 110 RIVER CROSSING BLVD, STE 1 SPRING BRANCH, TX 78070
SURVEYOR: CO 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



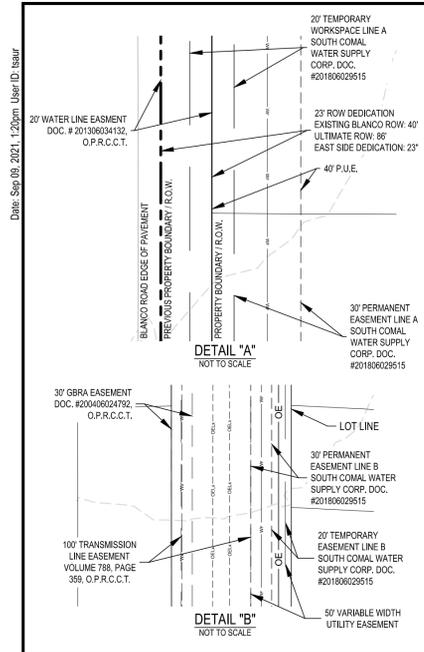
LAND USE SUMMARY
PROPERTY ACREAGE: 1,047.02
LOT COUNT: 725
DENSITY: 725 (LOTS) / 1,047.02 ACRES = 0.69 EDU/ACRE
LENGTH OF ROAD CENTERLINE (L.F.): 61,428'
DRAINAGE AREA: 48.83 ACRES
PARKLAND AREA: 43,72 ACRES

- NOTES:
1. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH 2018 AND RECORDED AS DOCUMENT NO. 20180801658 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.
2. ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS LOCAL RURAL ROADS AND HAVE BEEN DESIGNED FOR A 25 MPH SPEED LIMIT.
3. A PORTION OF THIS SUBDIVISION 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. 48091C0195F DATED SEPTEMBER 2, 2009.
4. THE BELLE OAKS RANCH SUBDIVISION LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
5. THERE ARE NO PROPOSED COLLECTORS OR THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
6. 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.
7. 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.
8. PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 9 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
9. 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.
10. THE PROPOSED ORDER OF CONSTRUCTION SHALL BE AS FOLLOWS: PHASE 1, 2, 3, 4, 5, 6, 8, 7, 9.

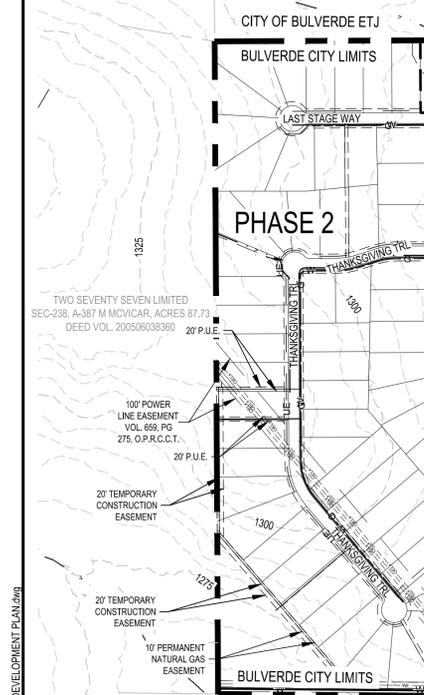
This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511, DATE: August 2021

REVISIONS:

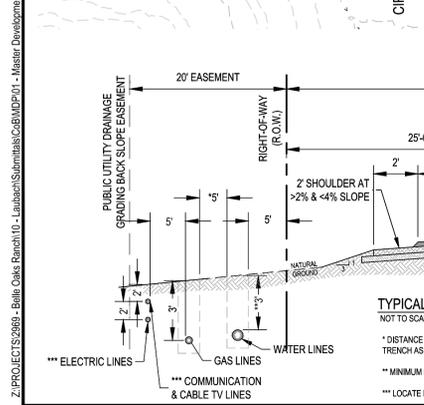
MATKIN HOOVER ENGINEERING & SURVEYING
3105 SHELL BOUNDS SUITE 100 BOERNE, TEXAS 78006
OFFICE: 512.868.2244
8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006
OFFICE: 512.868.2244
CONTACT: MATKIN@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM # 045113 SURVEYING FIRM # 1054900



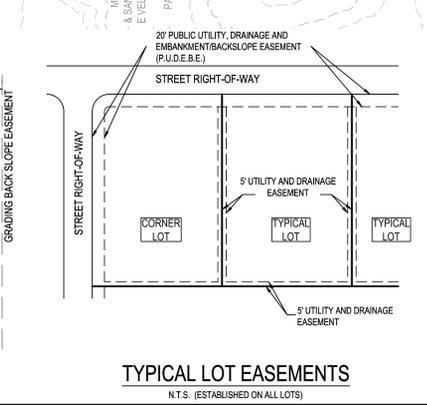
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TWO SEVENTY SEVEN LIMITED SEC-238, A-387 M MCVICAR, ACRES 87.73 DEED VOL. 200506038360



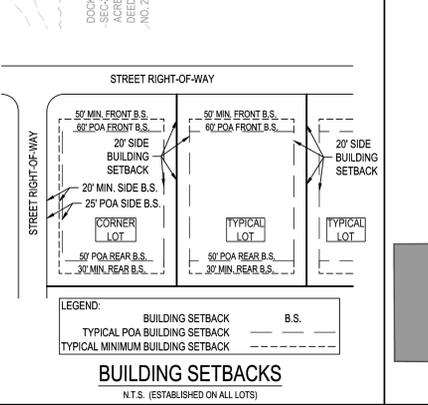
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LGRA TRANSMISSION SERVICES GROUP SEC-223, A-410 D O DOUGHERTY, ACRES 29.81 DEED VOL. 20176025151



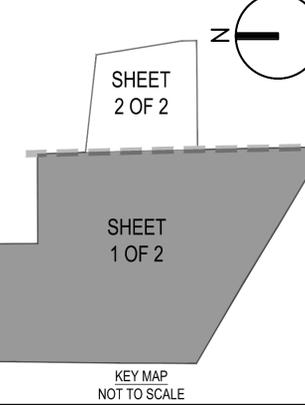
TYPICAL STREET & UTILITY ASSIGNMENT SECTION
NOT TO SCALE
* DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS
** MINIMUM DEPTH OF COVER ABOVE WATERLINE SHALL BE FROM TOP OF PIPE TO PROPOSED GRADE.
*** LOCATE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



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



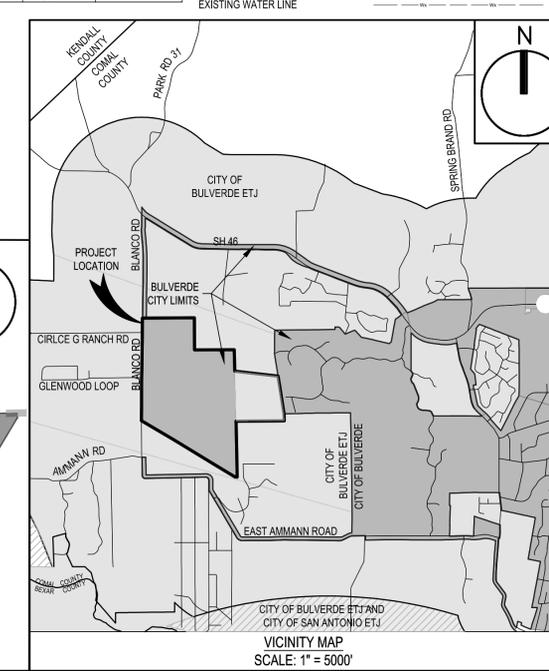
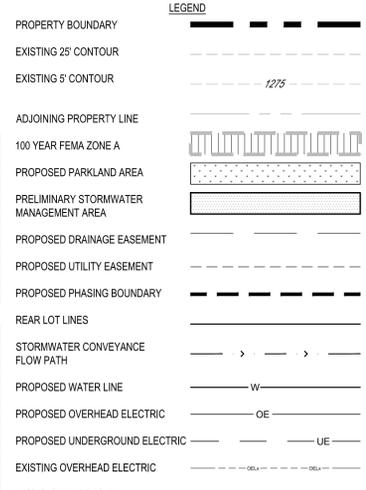
BUILDING SETBACKS
N.T.S. (ESTABLISHED ON ALL LOTS)



KEY MAP
NOT TO SCALE

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
TR. TRAIL

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



VICINITY MAP
SCALE: 1" = 5000'

MAJOR AMENDMENT TO 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

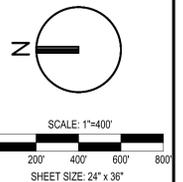
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Z:\PROJECTS\2089 - Belle Oaks Ranch 10 - Leubach\Submittals\CS100 - Master Development Plan\CD\208900 - MASTER DEVELOPMENT PLAN.dwg

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 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. 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. 200606023697 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

OWNER/SUBDIVIDER: C/O DAN MULLINS SOUTHERLAND BELLE OAKS II, LLC 110 RIVER CROSSING BLVD, STE. 1 SPRING BRANCH, TX 78070	SURVEYOR: CO KYLE L. PRESSLER, R.P. L.S. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78606	ENGINEER: GARRETT D. KELLER, P.E. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 100 BOERNE, TX 78606
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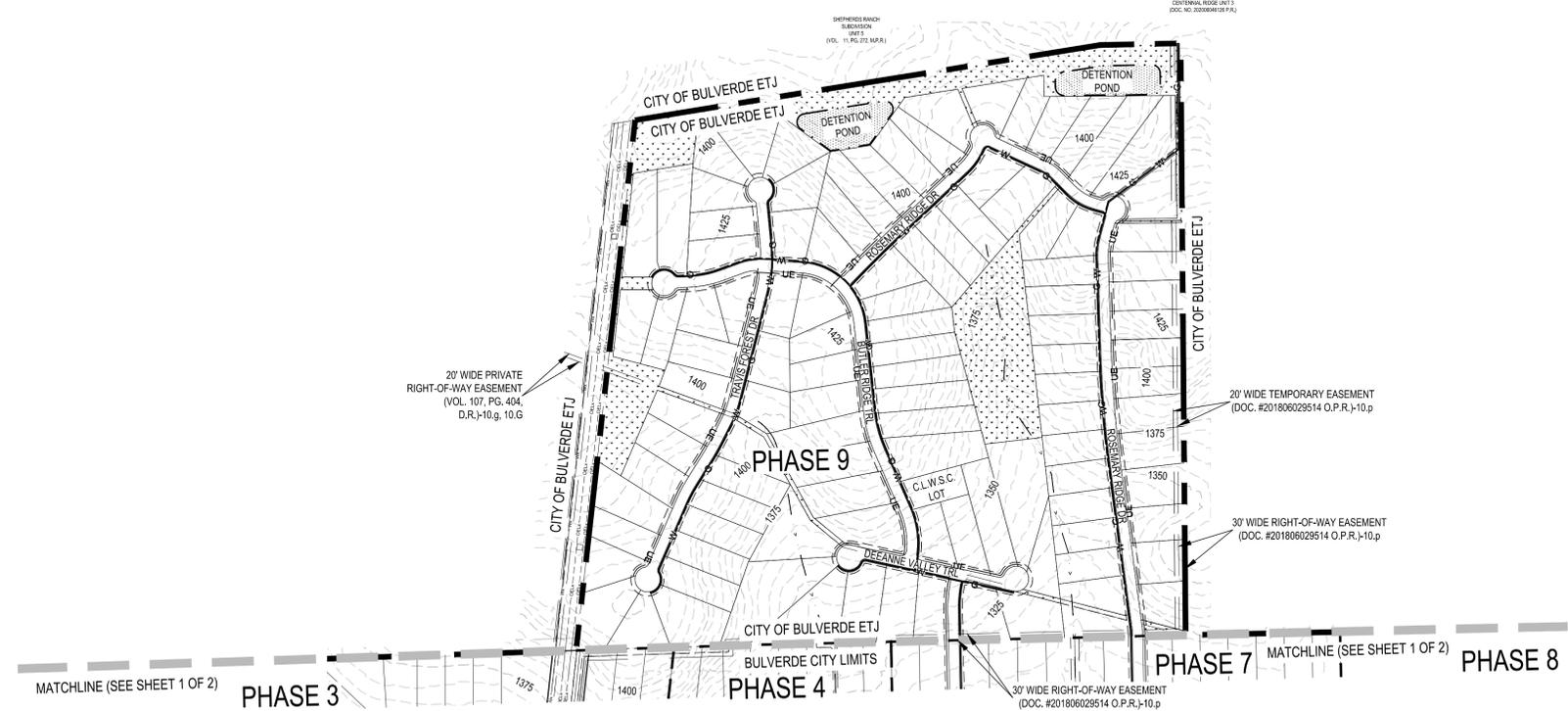
LAND USE SUMMARY
 PROPERTY ACREAGE: 1,047.02
 LOT COUNT: 725
 DENSITY: 725 (LOTS) / 1,047.02 (ACRES) = 0.69 EDU/ACRE
 LENGTH OF ROAD CENTERLINE (L.F.): 61,428'
 DRAINAGE AREA: 48.83 ACRES
 PARKLAND AREA: 43.72 ACRES

- 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. 48091C0195F 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: PEDERNALES ELECTRIC COOPERATIVE, COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE, GAS: ENERTECH, 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.
 - THE PROPOSED ORDER OF CONSTRUCTION SHALL BE AS FOLLOWS: PHASE 1, 2, 3, 4, 5, 6, 8, 7, 9.

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: August 2021

REVISIONS:

MATKIN HOOVER ENGINEERING & SURVEYING
 3305 SHELL BOUNDS SUITE 100
 BOERNE, TEXAS 78606
 OFFICE: 512.868.2244
 CONTACT: MATKIN@MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM # 004513 SURVEYING FIRM # 10054000

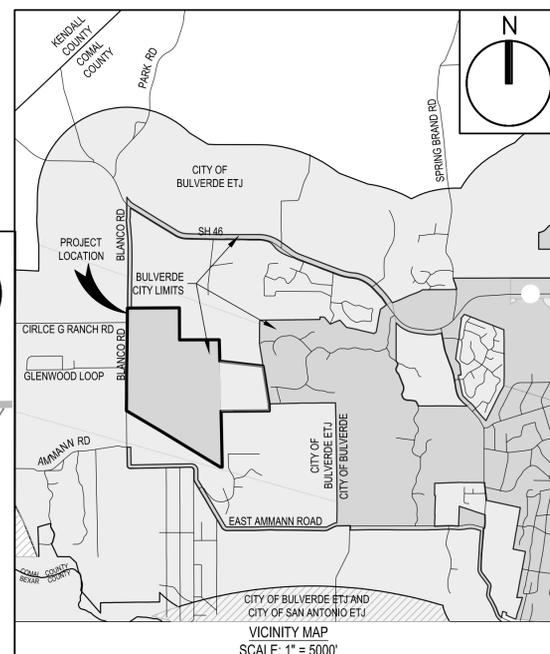
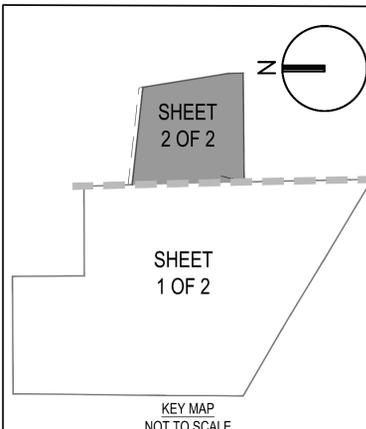
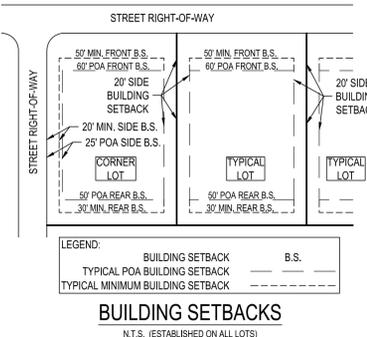
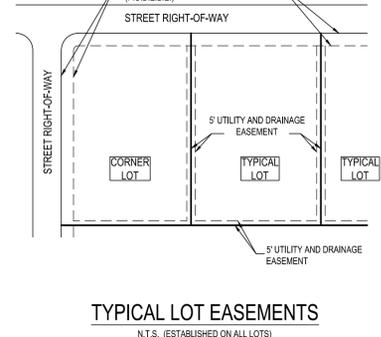
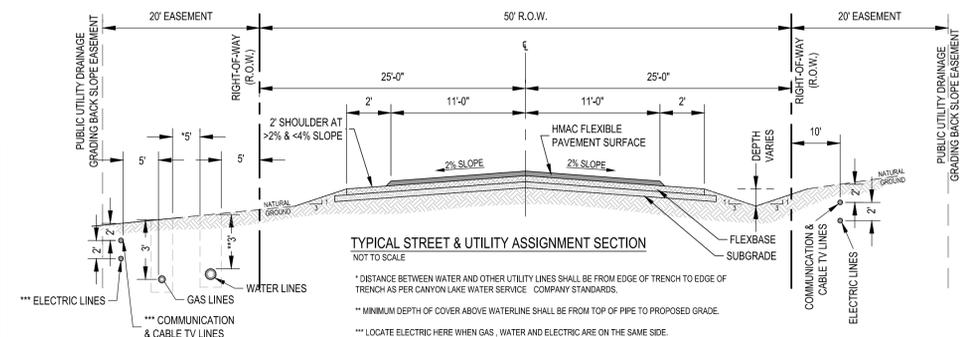
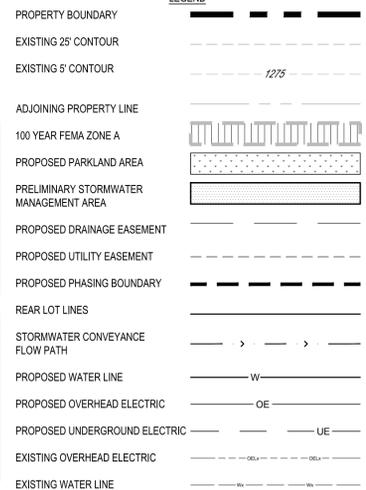


ABBREVIATIONS

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

LOT DETAIL TABLE

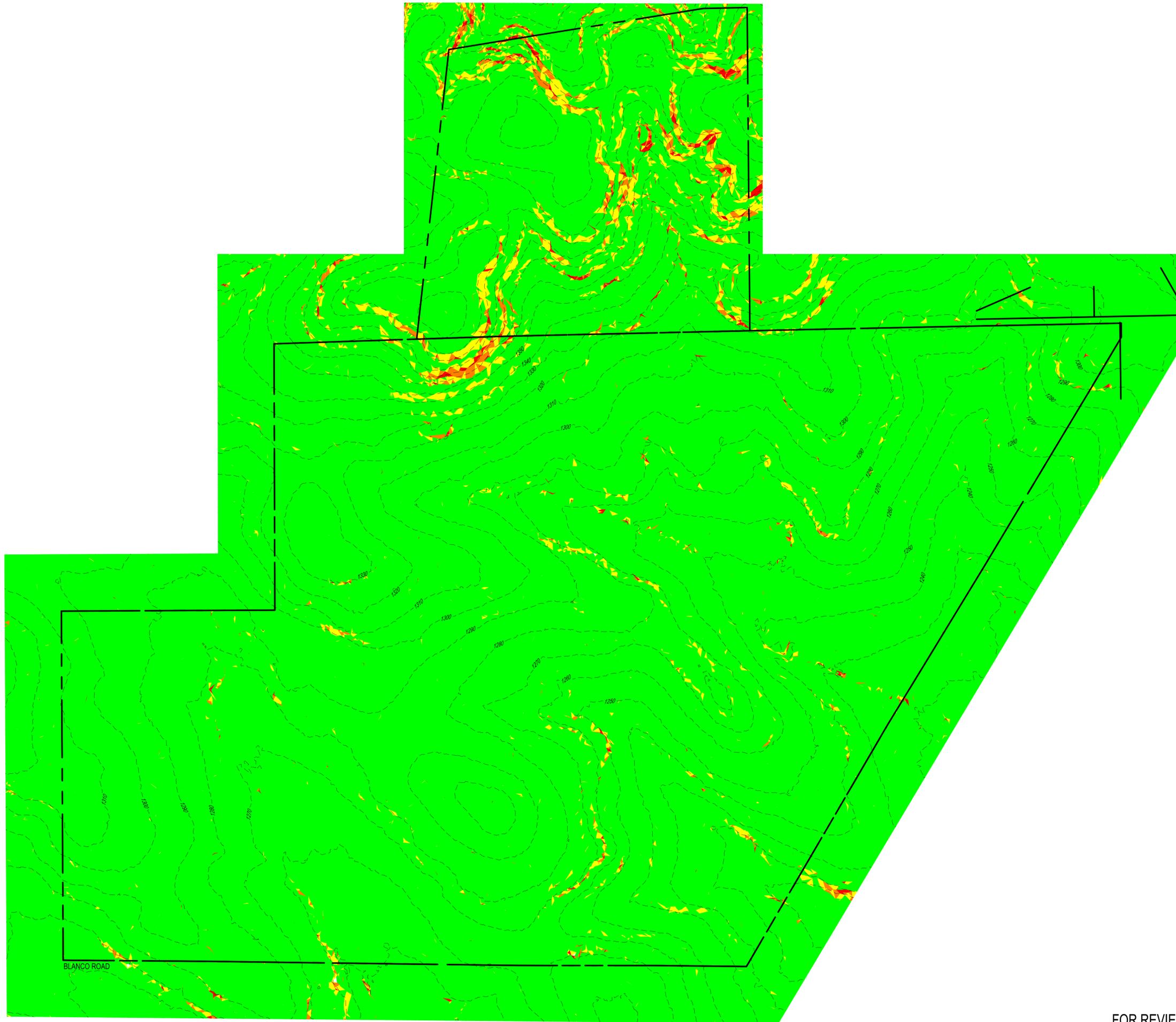
PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	133.04	7,245	68
2	111.96	6,052	86
3	107.61	6,459	78
4	102.27	5,206	62
5	97.30	6,781	78
6	95.28	6,602	78
7	93.26	6,286	79
8	113.45	7,022	83
9	172.50	9,317	113
TOTAL	1,047.02	61,428	725



MAJOR AMENDMENT TO MASTER DEVELOPMENT PLAN (SHEET 2)
 FOR
BELLE OAKS RANCH
 BULVERDE, TEXAS

CS100

JOB NO. 2969.10
 DESIGNED BY: MAH
 DRAWN BY: MAH
 CHECKED BY: GDK
 SHEET NO. 24



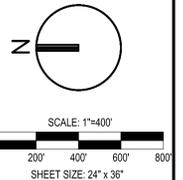
LEGEND

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 TNRIS. SURFACE DATA ACCURATE TO 50 CM.
 2. DISPLAYED EXTENTS EXTEND 500' BEYOND THE PROPERTY BOUNDARY.



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: MAY, 2021

REVISIONS:

MATKINHOOVER
 ENGINEERING & SURVEYING
 3305 SHELL ROAD SUITE 100
 BOHEMIA, TEXAS 78006
 CONTACT: 512.868.2244
 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
Matkin Hoover
8 Spencer Road, Suite 100
Boerne, TX 78006

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

SUBJECT: Belle Oaks Ranch
MDP Amendment Acceptance
PC-21-15

DATE: October 25, 2021

Halff 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 October 11, 2021. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with resolved items in blue. Based on our review of the referenced documents, all comments have been resolved. Halff Associates has no further comments and recommends approval of this Master Development Plan Amendment at the next available P&Z meeting.

MDP Review Comments

1. Missing tree survey – [Comment withdrawn...Per an agreement with the city of Bulverde, the addition of phase 9 to the Belle Oaks development will follow the same criteria that has been required for all of Belle Oaks prior to the addition of this property. Therefore, a tree preservation plan will be submitted with the final plat.](#)

Missing certificate for Enertex natural gas – [comment resolved... Serviceability letter from TxGas \(UniGas\) was received.](#)

Missing phase ID's on plan map – [comment resolved... Phase ID's are shown on the MDP.](#)

Limits of Existing Stock Tank are missing – [comment resolved... Limits of the existing stock tank are shown on the MDP.](#)

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). – [comment resolved... Detention Pond 1.2 from Phase 4 area is shown.](#)

- Is the 20.01 Acre Outparcel being changed? Does not match previous MDP. – [comment resolved... The outparcel \(now 20.35 acres\) matches the MDP as revised with the Phase 6 plat.](#)
- Utility linework is missing – [comment resolved... All utilities appear to be shown on the MDP.](#)
- 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.
2. Dimensions per Subdivision Ordinance Section 1.05(a)(iii)(13) are not provided. – [comment resolved... the acreage of the outparcel was provided.](#)
 3. Phasing per Subdivision Ordinance Section 1.05(a)(iii)(19) is not provided. – [comment resolved... Note 10 was added to the MDP and provides the order the phases will be constructed.](#)

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. – [The number of basins has been clarified – Comment resolved.](#)
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. – [The appropriate number of computation points have been referenced – Comment resolved.](#)
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. – [The drainage area revisions and final flow quantities have been verified and reduce flows in proposed conditions – Comment resolved. Please note that all drainage area boundaries should be verified after final site layout and grading plans are completed.](#)
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. – [The FEMA designation is now shown. – Comment resolved.](#)
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. – [The time of concentrations have been revised to align with the City's requirements. – Comment resolved.](#)

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. – [The curve numbers align with what is in the City's Manual but appear to be supplemented with TR-55 categories. As this is referenced in the City's Manual, this method is acceptable – Comment resolved.](#)
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. – [The values on the table align with what is modeled in HEC-HMS – Comment resolved.](#)
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. – [The values on the table align with what is modeled in HEC-HMS – Comment resolved.](#)
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). – [The values on the table align with what is modeled in HEC-HMS – Comment resolved.](#)
10. Please review and revise the area for the post-development conditions with detention point 1.2b (HEC-HMS has 0.4472 mi², the results table lists 0.3791 mi²). – [The revised values on the table for watersheds 1.2b and 1.2c align with what is modeled in HEC-HMS – Comment resolved.](#)
11. Is there a significance to the green text on the results table for the post-development conditions with detention? – [Text color is consistent – Comment resolved.](#)
12. Please fix the legend on the post-development with detention table so that the symbols align with their definition. – [Legend has been adjusted – Comment resolved.](#)
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. – [Locations of drainage based are shown on the post-conditions map – Comment resolved.](#)
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. – [Locations of ponds and sizes for proof of concept is appropriate at this stage – Comment resolved.](#)
15. Please note that stormwater management easements will be required at the site. – [The information regarding easements was located in the narrative – Comment resolved.](#)
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. [Note reviewed – Comment resolved.](#)
17. Please note that the Watershed P-3 table on Exhibit "G" got cut off and cannot be verified. – [Comment resolved.](#)

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)).

Response:

The peak hour factors (PHF) were updated at the existing intersections based on the traffic data collected in the original Belle Oaks TIA. The original Belle Oaks TIA did not apply the PHF at each intersection based on the collected data and instead used a default value of 0.92. The initial TIA we submitted did not update the PHF at each intersection for consistency. However, when we went back and looked at the data and considering that the site is in a rural setting it was determined that using the calculated PHF would more accurately represent the traffic conditions and variations within the peak hour for the intersection analyses. Updating the PHF at East Amman Rd resulted in LOS D in the No Build scenario. With the small change in traffic for the Build-Out scenario the increase in delay is less than 10%, so mitigation is not required. Updating the peak hour factors did not result in notable changes at any of the other study intersections.

9/20 Comment: This assumption is not consistent with NCHRP 599 *Default Values for Highway Capacity and Level of Service Analyses*. The lower PHFs are in line with the observations from the counts in 2018. However, the no-build volumes in this analysis are for 2027, and include the development of over 1,000 new homes nearby. The no-build volumes are substantially higher than the 1,000 vph total entering threshold where NCHRP 599 recommends the HCM (and Synchro) default of 0.92.

Based on this, the previous no-build analysis is valid. We still expect mitigation will be triggered.

Response:

Default PHF value, 0.92, used in all analysis.

Comment resolved.

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 through the rest of the analysis. All subsequent steps must be corrected.

Response:

Traffic projections corrected in the updated TIA report. One value in No Build 2027 remains lower than the Belle Oaks Build 2023 due to conflicting volumes in the original TIA. The PM NB left at Amman Rd is reported in Appendix G as 113 and no site trips are distributed to this movement; however, the volume increases to 147 in Appendix H. The NB left volume of 113 was grown from 2023 to 2027 resulting in the No Build 2027 volume of 143.

9/20 Comment: Only volumes at Blanco and Jenny Leigh were updated. Others were not revised, and are still lower than the Belle Oaks TIA 2023 Build. As before, this means errors are propagated through the rest of the analysis.

Response:

Build Out year updated to 2025 after discussion with the city. All analysis updated with new Build Out year based on volumes from the approved Belle Oaks TIA from December 2018.

Comment resolved.

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. 9/20 Comment: Mitigation is now proposed. However, the comment is not resolved due to incorrect traffic projections as noted in Comment 2.

Response:

Build Out year updated to 2025 after discussion with the city. All analysis updated with new Build Out year based on volumes from the approved Belle Oaks TIA from December 2018.

Comment resolved.

Potential Mitigation Measures

4. Turn Lane Analysis and Table 7 – Update and reanalyze based on corrected traffic projections (see above) 9/20 Comment: Comment not resolved, due to incorrect traffic projections as noted in Comment 2.

Response:

Build Out year updated to 2025 after discussion with the city. All analysis updated with new Build Out year based on volumes from the approved Belle Oaks TIA from December 2018.

5. Glenwood Loop is impacted by the Laubach addition. Propose mitigation. 9/20 Comment: Mitigation is now proposed. However, the comment is not resolved due to incorrect traffic projections as noted in Comment 2.

Response:

Build Out year updated to 2025 after discussion with the city. All analysis updated with new Build Out year based on volumes from the approved Belle Oaks TIA from December 2018.

Comment resolved.

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

Response: Mitigation not required after PHF updated. See response to Comment 1.

9/20 Comment: Disagree with the PHF modification as noted in Comment 1.

Response:

Build Out year updated to 2025 after discussion with the city. All analysis updated with new Build Out year based on volumes from the approved Belle Oaks TIA from December 2018.

Comment resolved.

Additional Comments based on Revised Analysis

7. It is stated in the report that the widening of SH 46 will mitigate the unacceptable LOS at the intersection with Blanco Road. The new build-out year is a few years earlier than the anticipated completion of the SH 46 construction. Assess whether mitigation would be triggered assuming the SH 46 construction is not complete.

Blanco Road and SH 46

The intersection of Blanco Road and SH 46 is anticipated to undergo improvements to add capacity on SH 46 in the future. The added capacity on SH 46 would mitigate the unacceptable LOS at the intersection in the Build-Out condition.

The widening is anticipated after build-out. Assess whether mitigation would be triggered assuming the SH 46 widening is not complete.

Alliance Transportation Group, Inc. | 20

Response:

Report updated to remove assumption that SH 46 widening will be complete in Build-out year. Need for mitigation at Blanco Road and SH 46 assessed based on intersection operating at unacceptable LOS D in No Build scenario.

Comment resolved.

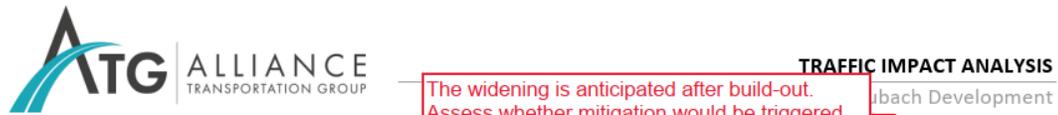
- 8. Table 5 shows the AM peak intersection operations at Blanco and Jenny Leigh as LOS B, while the delay time reflects LOS C.

Response:

Table 5 updated

Comment resolved.

- 9. TIA Page 14:



Blanco Road and SH 46

The intersection of Blanco Road and SH 46 is anticipated to undergo improvements to add capacity on SH 46 in the future. The added capacity on SH 46 would mitigate the unacceptable LOS at the intersection.

Blanco Road and Belle Oaks Boulevard/Glenwood Loop

The Blanco Road and Belle Oaks Boulevard/Glenwood Loop intersection is expected to operate at an acceptable LOS; however, the eastbound approach (Glenwood Loop) experiences an unacceptable LOS in the No Build scenario.

Response:

Report updated to show that mitigation is not needed at Blanco Road and SH 46, per the Bulverde Code of Ordinances, since the intersection is expected to have an unacceptable LOS in No Build and the delay increases by less than 20% in the Build-out scenario.

Comment resolved.

- 10. TIA Page 22:

As indicated in Table 8, the Jenny Leigh Trail driveway exceeds the minimum advancing volume required for the consideration of a left-turn lane during the PM peak period. Assuming a 45 mph design speed, the length of the southbound left turn lane should be 345 feet with 100 foot taper length based on Table 3-13 in the TxDOT Roadway Design Manual⁽⁵⁾.

Mitigation and Improvements

As indicated in Table 3 and Table 5, three intersections are anticipated to operate with an unacceptable LOS in at least one of the peak hours under No-Build and Build-out conditions. However, based on the improvements agreed upon in the original Belle Oaks TIA, planned improvements on SH 46, and the Bulverde Code of Ordinances improvements are only recommended under 2025 Build-Out conditions for the Blanco Road and Belle Oaks Boulevard/Glenwood Loop intersection. As indicated in Table 8 the intersection of Blanco Road with

Can't assume this based on the new completion year.

Need to check Blanco and 46 for whether mitigation is needed before Sh 46 is widened.

Response:

Mitigation not required at Blanco Rd and SH 46 per Bulverde Code of Ordinances.
 Comment resolved.

11. TIA Page 26:

Table 9: Recommended Improvements

Location	Build-Out (2025) Improvements
Blanco Rd and Glenwood Lp/Belle Oaks Blvd	<ul style="list-style-type: none"> Install all-way stop control
Blanco Rd and Jenny Leigh Trail	<ul style="list-style-type: none"> Add southbound left turn lane

Need to assess whether mitigation is needed at SH 46 and Blanco before SH 46 is widened.

Response:

Mitigation not required.

Comment resolved.

12. Following revisions to the TIA (last dated October 8, 2021), the report should be signed/sealed by a licensed engineer.

Response:

Report signed/sealed.

Comment resolved.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-21
FINAL PLAT
4S RANCH, UNIT 9A

MEETING DATE: November 10, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for 4S Ranch, Unit 9A, located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes of Texas Land and Construction, LTD
1922 Dry Creek Way, Suite 101
San Antonio, TX 78259
(210) 889-5516

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: A 40.527 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE TWNG RR CO SURVEY NUMBER 850, ABSTRACT 879 IN COMAL COUNTY, TEXAS.
Size: 40.527 acres; 109 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Unit 9A of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) was subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 40.527 acres of vacant property and establishes 109 single family residential lots. The density class for this plat is high-density.

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. No portion of this proposed final plat lies within the 100- year floodplain.

The City of Bulverde Future Land Use plan identifies the subject area as Cluster Residential. Cluster Residential neighborhoods are intended to provide a clustering of smaller residential lots. But within large areas of green/open space in order to maintain lower residential densities.

The application and proposed plat were reviewed and approved by City Staff and Halff Associates. There were no issues found during review. Therefore, Staff recommends **approval** of this final plat.

ATTACHMENTS:

Application

MDP

Final Plat

Halff Acceptance Memo



APPLICATION FOR FINAL PLAT

Planning & Development Department
 30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

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

1. Name of Subdivision: _____ Unit No _____
 Location Description/Nearest Intersection: _____

2. Owner/Applicant: _____
 Address: _____ Email: _____
 Telephone: _____ Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	_____
Commercial:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Sewage Treatment:	_____
Residential:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	109		100-Year Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	_____		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____			<input type="checkbox"/> Contributing
Zoning Class:	_____			

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

DocuSigned by:


9/16/2021

Signature of Owner/Applicant

Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2020 – DECEMBER 2021

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



Planning and Development Final Plat Application Checklist

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

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

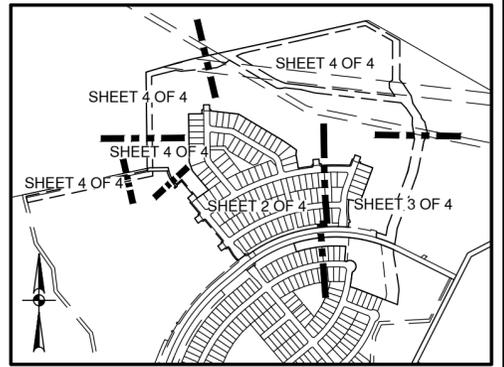
Reviewed by:

Date:

Case Number:



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 20, 2021



INDEX MAP
SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF BEXAR
KNOWN ALL MEN BY THESE PRESENTS:
THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME CORPORATION,
A DELAWARE CORPORATION
ITS GENERAL PARTNER
RICHARD MOTT, AUTHORIZED AGENT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-9A WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE _____ DAY OF _____, 20____. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE _____ DAY OF _____, 2021
BY: _____
PLANNING DIRECTOR

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

COUNTY CLERK, COMAL COUNTY, TEXAS
BY: _____, DEPUTY

SUBDIVISION PLAT OF 4S RANCH, UNIT 9A

A 40.527 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE TWNG RR CO SURVEY NUMBER 850, ABSTRACT 879 IN COMAL COUNTY, TEXAS.

DETENTION AND RETENTION FACILITIES NOTE:
THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.
OPEN SPACE NOTE:
LOT 901, BLOCK 42, LOTS 901, 902, BLOCK 47, AND LOT 901, BLOCK 51 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

LINE TABLE			LINE TABLE			LINE TABLE											
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH									
L1	N89°21'50"E	110.00'	L32	S19°47'25"E	21.01'	L63	N13°49'17"W	54.03'	L94	N0°09'12"E	32.91'	L125	N2°45'26"E	17.07'	L156	N57°26'29"E	53.57'
L2	N0°38'10"W	34.35'	L33	S70°12'35"W	13.71'	L64	N2°12'30"W	30.23'	L95	N33°30'02"W	80.12'	L126	S89°39'15"E	22.50'	L157	S55°29'52"W	53.34'
L3	N89°21'50"E	15.00'	L34	S2°45'30"W	37.73'	L65	S40°11'37"E	47.95'	L96	S81°32'29"E	31.62'	L127	N54°38'30"E	43.76'	L158	S68°58'48"W	36.89'
L4	N0°38'10"W	40.00'	L35	S52°14'31"W	70.00'	L66	S11°16'03"W	31.45'	L97	S70°40'23"E	41.00'	L128	S55°29'32"W	49.04'	L159	S64°45'59"W	45.22'
L5	N89°21'50"E	50.00'	L36	N39°53'04"W	11.00'	L67	S12°38'56"W	44.21'	L98	N0°38'10"W	34.35'	L129	S57°41'58"W	49.04'	L160	N37°17'43"W	53.75'
L6	S0°38'10"E	40.00'	L37	S50°06'56"W	10.02'	L68	S18°16'54"W	44.21'	L99	S0°38'10"E	113.69'	L130	S59°54'23"W	49.04'	L161	N13°05'37"E	47.47'
L7	N89°21'50"E	10.00'	L38	N39°53'04"W	33.77'	L69	S6°07'40"W	41.88'	L100	S14°57'39"E	76.33'	L131	S62°06'49"W	49.04'	L162	S78°43'57"E	107.00'
L8	S0°38'10"E	11.28'	L39	N29°53'04"W	38.78'	L70	S5°45'33"W	84.37'	L101	S88°29'22"E	72.16'	L132	S64°19'15"W	49.03'	L163	N12°04'56"W	17.22'
L9	S56°02'34"E	86.60'	L40	N39°33'32"W	13.37'	L71	N72°02'46"W	62.83'	L102	N20°08'42"E	41.75'	L133	S66°31'40"W	49.03'	L164	S9°52'50"W	44.44'
L10	S54°06'14"E	59.10'	L41	S54°38'30"W	16.17'	L72	N7°36'06"E	64.86'	L103	S2°45'26"W	95.84'	L134	S68°44'06"W	49.03'	L165	S80°45'09"E	46.75'
L11	S5°33'08"W	40.64'	L42	N35°21'30"W	10.00'	L73	N4°31'42"E	125.00'	L104	S7°14'34"E	31.34'	L135	S70°56'31"W	49.03'	L166	S65°39'24"W	59.59'
L12	N5°07'38"W	10.00'	L43	S54°38'30"W	22.40'	L74	N17°17'14"W	75.01'	L105	S2°45'26"W	44.82'	L136	S73°08'57"W	49.03'	L167	N32°30'00"W	45.33'
L13	N84°52'21"E	10.00'	L44	N35°21'30"W	50.00'	L75	N33°30'02"W	93.22'	L106	N2°45'26"E	44.86'	L137	S76°57'43"W	49.33'	L168	N49°30'41"E	35.58'
L14	N5°07'38"W	40.00'	L45	N54°38'30"E	22.40'	L76	N3°22'23"E	44.10'	L107	N12°46'05"E	31.27'	L138	S79°10'08"W	49.03'	L169	S52°55'34"W	64.98'
L15	N84°52'22"E	50.00'	L46	N35°21'30"W	10.00'	L77	N8°58'41"E	71.42'	L108	N89°39'15"W	19.22'	L139	S81°22'34"W	49.03'	L170	S76°07'00"W	64.24'
L16	S5°07'38"E	40.00'	L47	N54°38'30"E	10.00'	L78	N18°25'36"E	33.51'	L109	S54°38'30"W	37.59'	L140	S83°35'33"W	49.45'	L171	N5°59'36"W	45.50'
L17	N84°52'22"E	15.00'	L48	S54°38'30"W	14.83'	L79	N13°09'38"E	30.42'	L110	S39°53'04"E	6.33'	L141	S85°55'00"W	48.41'	L172	S28°31'42"W	45.50'
L18	S5°07'38"E	14.02'	L49	N35°21'30"W	10.00'	L80	N10°14'13"W	79.22'	L111	S49°53'04"E	38.61'	L142	S89°50'31"W	51.75'	L173	S12°47'16"E	90.84'
L19	S88°29'22"E	72.16'	L50	N35°21'30"W	50.01'	L81	N1°33'20"E	57.97'	L112	S39°53'04"E	47.53'	L143	N85°45'52"E	48.15'	L174	S40°26'16"E	42.02'
L20	N20°08'43"E	52.67'	L51	N35°23'44"W	10.00'	L82	N76°07'46"W	111.33'	L113	N39°53'04"W	44.88'	L144	N84°10'39"E	49.68'	L175	S12°47'06"E	20.98'
L21	S69°51'18"E	10.00'	L52	N54°38'30"E	10.05'	L83	S79°57'25"W	41.69'	L114	N29°53'04"W	38.67'	L145	N82°23'38"E	49.68'	L176	S33°30'02"E	12.12'
L22	N20°08'42"E	27.66'	L53	N39°53'04"W	116.28'	L84	N83°21'13"W	18.69'	L115	N39°53'04"W	12.50'	L146	N80°35'45"E	49.68'	L177	S44°00'56"E	64.26'
L23	S69°40'29"E	50.38'	L54	N50°06'56"E	10.00'	L85	S72°25'54"W	21.14'	L116	S54°38'30"W	6.17'	L147	N78°46'54"E	49.68'	L178	S33°30'02"E	122.31'
L24	S20°08'42"W	28.58'	L55	N39°53'04"W	40.00'	L86	N44°00'56"W	61.78'	L117	S54°38'30"W	6.17'	L148	N76°56'21"E	49.68'	L179	S12°31'38"E	64.26'
L25	S69°51'18"E	15.00'	L56	N50°06'56"E	50.00'	L87	N89°21'50"E	130.52'	L118	N39°53'04"W	106.28'	L149	N71°06'16"E	53.72'	L180	S33°30'02"E	117.31'
L26	S20°08'42"W	10.00'	L57	S54°06'40"W	14.95'	L88	S39°53'04"E	22.98'	L119	S39°53'04"E	112.46'	L150	N69°09'01"E	53.57'	L181	S9°52'30"W	91.05'
L27	S69°51'18"E	110.00'	L58	N36°03'54"W	10.00'	L89	N54°38'30"E	115.36'	L120	N54°38'30"E	67.51'	L151	N67°11'56"E	53.57'			
L28	N80°21'20"W	97.73'	L59	N53°59'51"E	14.26'	L90	N19°56'25"W	79.39'	L121	N14°57'39"W	76.33'	L152	N65°14'51"E	53.57'			
L29	S2°45'26"W	89.07'	L60	N39°53'04"W	32.95'	L91	S65°07'36"E	56.28'	L122	S54°38'30"W	61.34'	L153	S63°17'45"W	53.57'			
L30	S71°4'34"E	31.34'	L61	S89°21'50"W	119.62'	L92	S65°46'03"W	48.33'	L123	N88°29'22"W	45.86'	L154	N61°20'40"E	53.57'			
L31	N70°13'12"E	5.00'	L62	S0°38'07"E	40.14'	L93	S70°56'31"W	5.95'	L124	N20°08'42"E	109.58'	L155	S59°23'34"W	53.57'			

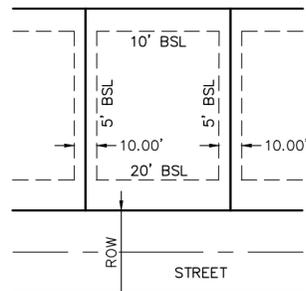
CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1758.00'	3°42'10"	N81°45'11"E	113.59'	113.61'	C30	957.00'	0°46'10"	N85°00'44"W	12.85'	12.85'	C59	200.00'	10°00'00"	N34°53'04"W	34.86'	34.91'
C2	4.00'	88°44'01"	N39°14'19"E	5.59'	6.19'	C31	1082.00'	21°59'14"	S83°35'57"W	412.68'	415.22'	C60	15.00'	10°00'00"	N34°53'04"W	2.61'	2.62'
C3	1758.00'	5°20'03"	N88°50'36"E	163.61'	163.67'	C32	1157.00'	4°21'03"	S86°17'53"E	832.59'	851.69'	C61	14.00'	85°28'26"	N82°37'17"W	19.00'	20.89'
C4	4.00'	71°21'55"	N55°49'40"E	4.67'	4.98'	C33	1200.00'	7°47'18"	N69°39'00"W	162.99'	163.12'	C62	14.00'	94°31'34"	N72°22'43"E	20.57'	23.10'
C5	75.00'	8°52'39"	N15°42'23"E	11.61'	11.62'	C34	1243.00'	3°50'15"	S72°05'09"E	83.24'	83.25'	C63	14.00'	85°28'26"	N82°37'17"W	19.00'	20.89'
C6	125.00'	5°14'24"	S17°31'30"W	11.43'	11.43'	C35	41.00'	24°07'16"	N71°17'35"W	17.13'	17.26'	C64	14.00'	94°31'25"	N72°22'43"E	20.57'	23.10'
C7	85.00'	10°00'00"	S21°4'34"E	14.82'	14.84'	C36	225.00'	7°13'28"	S9°39'41"E	28.35'	28.37'	C65	14.00'	85°28'26"	S82°37'17"E	19.00'	20.89'
C8	215.00'	9°19'04"	S23°02'E	34.93'	34.96'	C37	225.00'	26°36'41"	S26°34'43"E	103.57'	104.50'	C66	1748.00'	5°04'14"	N57°10'37"E	154.64'	154.69'
C9	1243.00'	0°06'55"	N84°59'42"W	2.50'	2.50'	C38	14.00'	82°43'03"	S41°59'41"E	18.50'	20.21'	C67	14.00'	99°35'49"	N9°54'50"E	21.39'	24.34'
C10	1243.00'	41°08'48"	S74°22'27"W	873.59'	892.65'	C39	125.00'	24°07'16"	S71°17'35"E	52.24'	52.62'	C68	125.00'	39°14'54"	N20°15'37"W	83.96'	85.63'
C11	13.00'	86°18'53"	N83°02'31"W	17.78'	19.58'	C40	125.00'	44°16'18"	S37°05'48"E	94.20'	96.59'	C69	14.00'	97°16'57"	S48°00'19"W	21.02'	23.77'
C12	210.00'	10°00'00"	N34°53'04"W	36.61'	36.65'	C41	14.00'	88°43'54"	S59°19'36"E	19.58'	21.68'	C70	75.00'	39°14'54"	S20°15'37"E	50.38'	51.38'
C13	4.00'	85°28'26"	N82°37'17"W	5.43'	5.97'	C42	1748.00'	7°17'49"	N79°57'21"E	222.46'	222.62'	C71	14.00'	77°49'13"	S78°47'40"E	17.59'	19.02'
C14	1775.00'	0°34'05"	S54°21'28"W	17.60'	17.60'	C43	14.00'	88°43'54"	N39°14'19"E	19.58'	21.68'	C72	1748.00'	11°28'32"	N68°01'59"E	349.52'	350.10'
C15	1825.00'	0°33'09"	N54°21'56"E	17.60'	17.60'	C44	14.00'	88°43'54"	S49°29'36"E	19.58'	21.68'	C73	14.00'	88°43'54"	N29°24'18"E	19.58'	21.68'
C16	4.00'	94°31'34"	N7°22'43"E	5.88'	6.60'	C45	1748.00'	5°22'10"	N88°49'33"E	163.76'	163.82'	C74	75.00'	44°16'18"	N37°05'48"W	56.52'	57.95'
C17	4.00'	85°28'26"	N82°37'17"W	5.43'	5.97'	C46	14.00'	71°21'55"	N55°49'40"E	16.33'	17.44'	C75	75.00'	24°07'16"	N71°17'35"W	31.34'	31.57'
C18	2065.00'	0°02'14"	S54°37'23"W	1.34'	1.34'	C47	275.00'	17°23'16"	S11°27'04"W	83.14'	83.46'	C76	14.00'	94°31'34"	S72°22'43"W	20.57'	23.10'
C19	2075.00'	1°06'16"	S54°03'08"W	40.00'	40.00'	C48	100.00'	10°00'00"	S21°4'34"E	17.43'	17.45'	C77	1698.00'	36°52'08"	S73°04'34"W	1073.88'	1092.63'
C20	2125.00'	1°04'39"	N54°03'56"E	39.96'	39.96'	C49	200.00'	10°00'00"	S21°4'34"E	34.86'	34.91'	C78	14.00'	108°38'05"	N34°10'20"W	22.74'	26.54'
C21	4.00'	94°31'25"	N7°22'39"E	5.88'	6.60'	C50	13.00'	87°48'18"	S41°08'43"E	18.03'	19.92'	C79	325.00'	17°23'16"	N11°27'04"E	98.25'	98.63'
C22	14.00'	77°39'41"	S15°16'49"W	17.56'	18.98'	C51	1243.00'	4°22'49"	N87°14'34"W	95.00'	95.03'	C80	14.00'	87°35'19"	N46°33'06"E	19.38'	21.40'
C23	240.00'	27															

SUBDIVISION PLAT OF 4S RANCH, UNIT 9A

A 40.527 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE TWNG RR CO SURVEY NUMBER 850, ABSTRACT 879 IN COMAL COUNTY, TEXAS.

TYPICAL BUILDING SET-BACKS

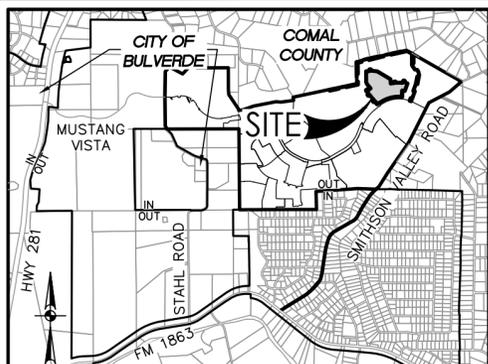
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 20, 2021



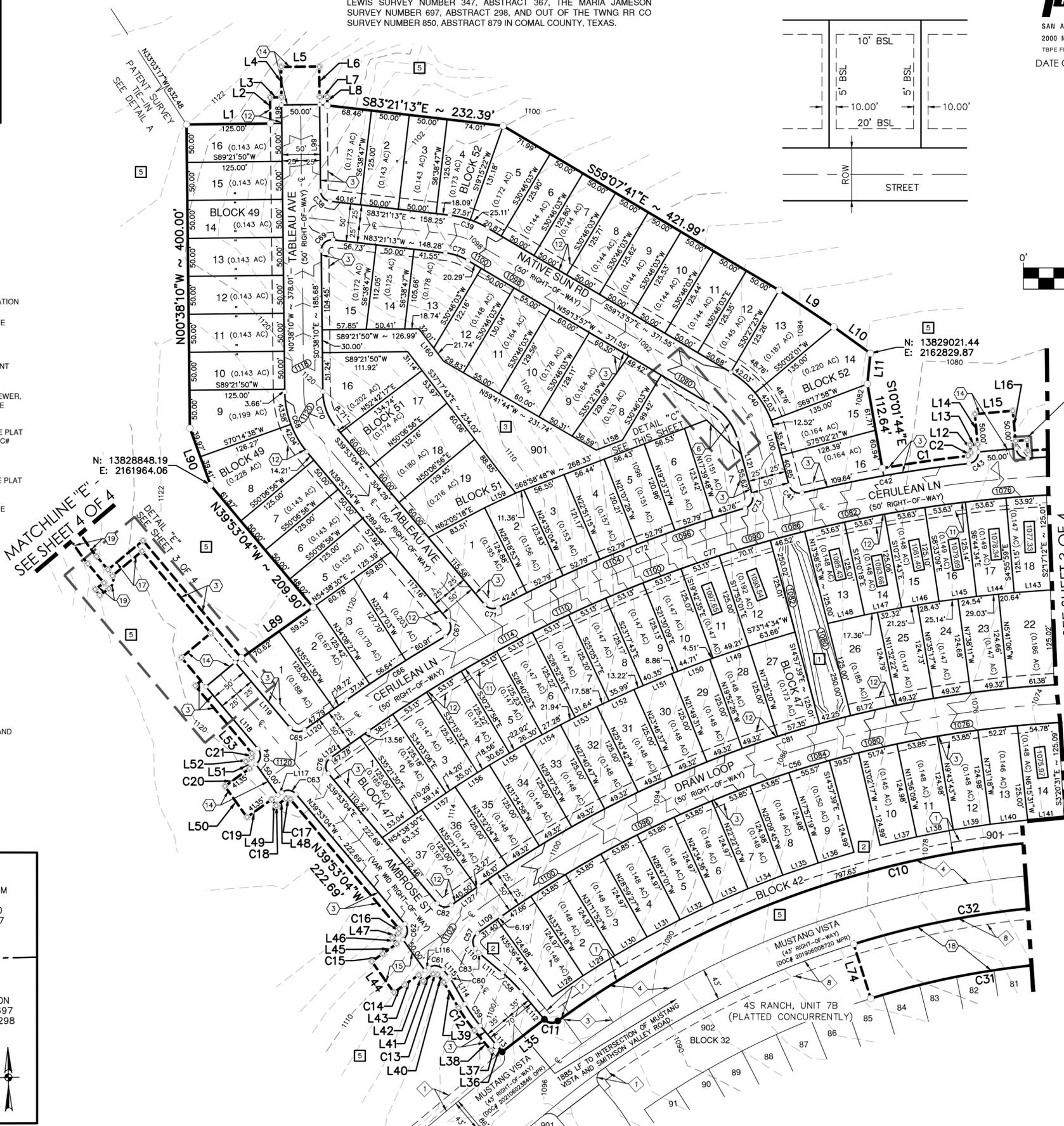
SCALE: 1" = 100'



LOCATION MAP
NOT-TO-SCALE

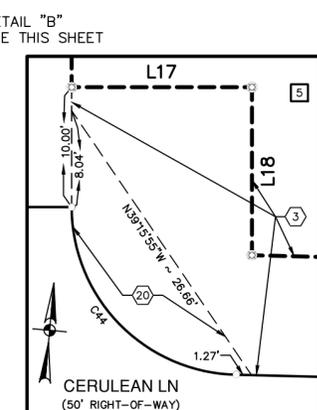
LEGEND

- | | | | |
|------|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| ESMT | EASEMENT | VAR WID | VARIABLE WIDTH |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | | REPETITIVE BEARING AND/OR DISTANCE |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | ○ | SET 1/2" IRON ROD (PD) |
| | | ⊗ | SET 1/2" IRON ROD (PD)-ROW |
| | | ⊙ | EASEMENT POINT OF INTERSECTION |
| --- | 1140 EXISTING CONTOURS | --- | 1234.56 MINIMUM FINISHED FLOOR ELEVATION |
| --- | 1140 PROPOSED CONTOURS | | |
| --- | CENTERLINE | | |
| --- | ORIGINAL SURVEY/COUNTY LINE | | |
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE 4, DOC# 202106023846 OPR) |
| ② | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.287 TOTAL ACRES OFF-LOT) | ⑤ | 21' SANITARY SEWER EASEMENT (4S RANCH, UNIT 7B, PLATTED CONCURRENTLY) |
| ③ | VARIABLE WIDTH CLEAR VISION EASEMENT (0.041 ACRES) | ⑥ | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE 4, DOC# 202106023846 OPR) |
| ④ | 10' SANITARY SEWER EASEMENT | ⑦ | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE 4, DOC# 201906008720 MPR) |
| ⑤ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.015 TOTAL ACRES OFF-LOT) | ⑧ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH, UNIT 7B, DOC# 201906008720 MPR) |
| ⑥ | 50' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.228 TOTAL ACRES OFF-LOT) | ⑨ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 7B, PLATTED CONCURRENTLY) |
| ⑦ | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.115 TOTAL ACRES OFF-LOT) | ⑩ | LOT 901 BLOCK 47 OPEN SPACE (0.255 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4) |
| ⑧ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.011 TOTAL ACRES OFF-LOT) | ⑪ | LOT 901 BLOCK 42 OPEN SPACE (0.908 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4) |
| ⑨ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (7.404 TOTAL ACRES OFF-LOT) | ⑫ | LOT 901 BLOCK 51 OPEN SPACE (0.640 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4) |
| ⑩ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.055 TOTAL ACRES OFF-LOT) | ⑬ | UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) |
| ⑪ | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.063 TOTAL ACRES OFF-LOT) | | |

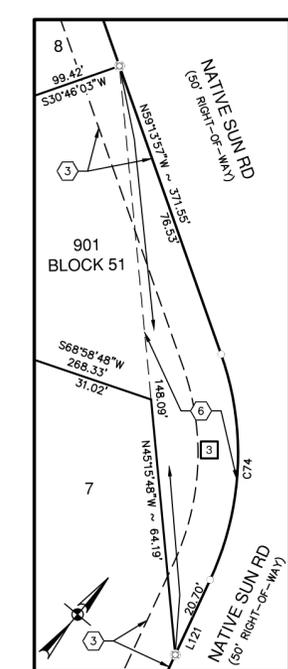


MATCHLINE "E" - SEE SHEET 4 OF 4
DETAIL "E" - SEE SHEET 3 OF 4

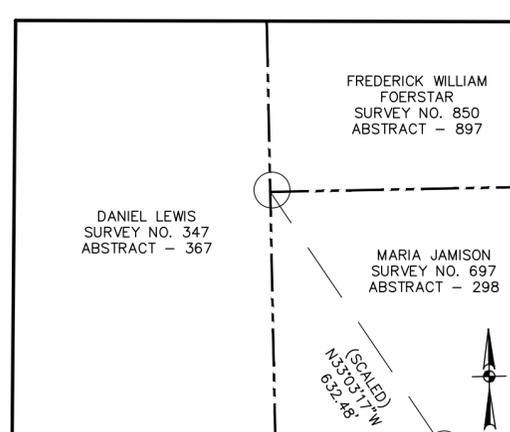
MATCHLINE "A" - SEE SHEET 3 OF 4



DETAIL "B"
SCALE: 1" = 10'



DETAIL "C"
SCALE: 1" = 30'



DETAIL "A"
SCALE: 1" = 20'

PROP 4S RANCH UNIT-9A



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10028800
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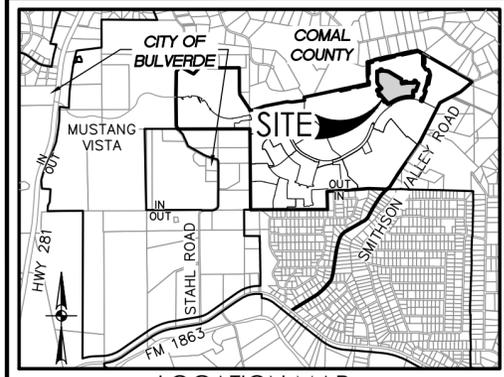
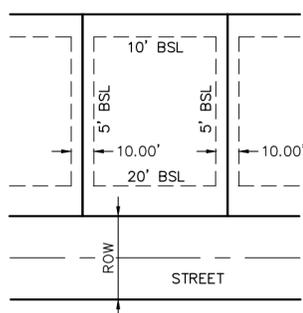


SUBDIVISION PLAT OF 4S RANCH, UNIT 9A

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TYPICAL BUILDING SET-BACKS

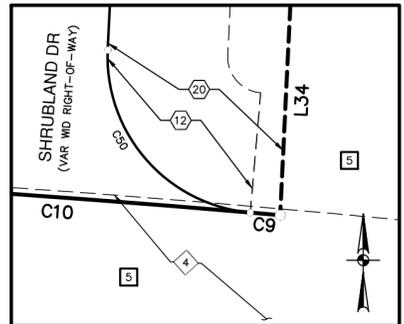
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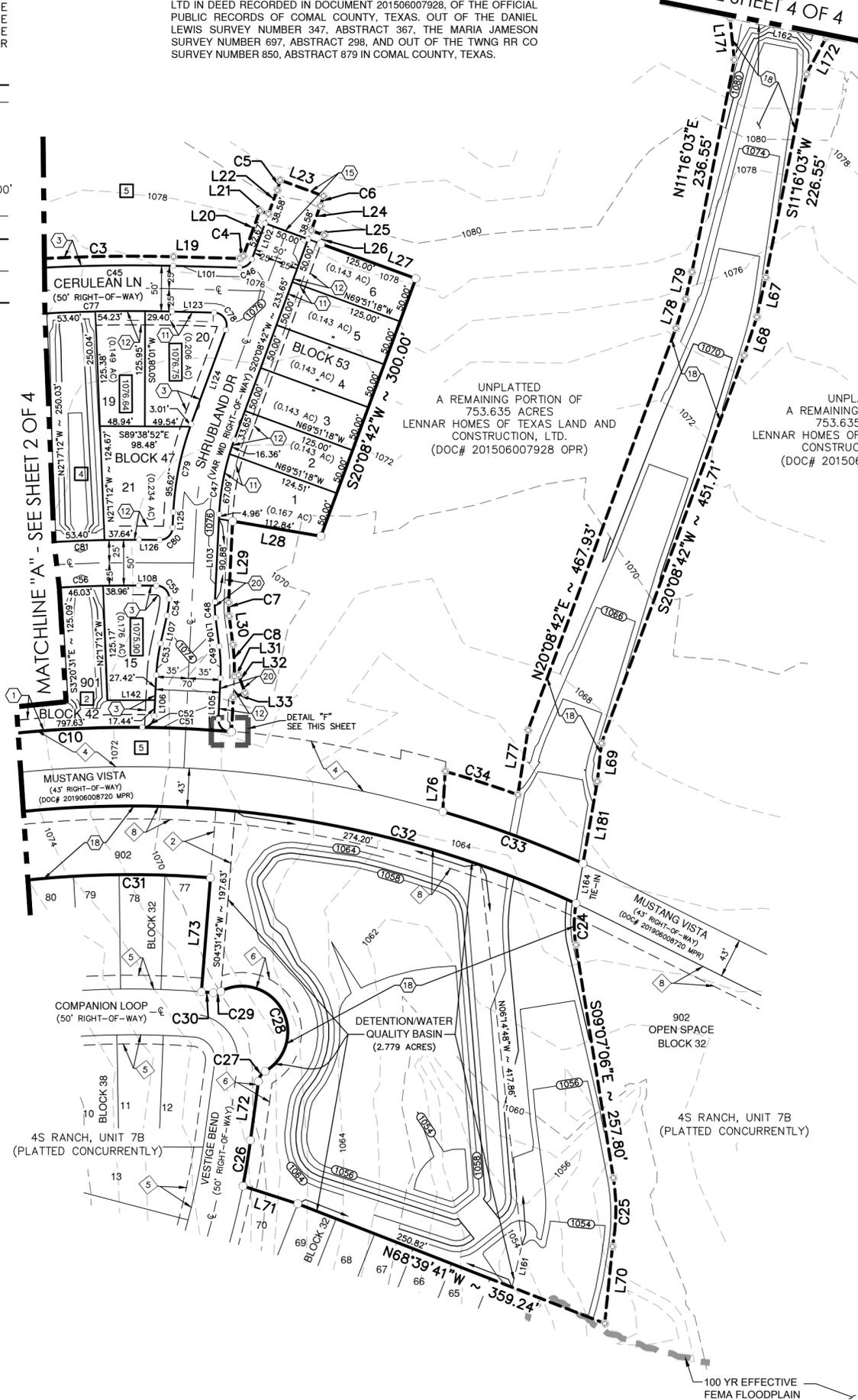
LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|------|--|---------|---|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| ESMT | EASEMENT | VAR WID | VARIABLE WIDTH REPETITIVE BEARING AND/OR DISTANCE |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
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| --- | 1140 EXISTING CONTOURS | --- | 1234.56 MINIMUM FINISHED FLOOR ELEVATION |
| --- | 1140 PROPOSED CONTOURS | | |
| --- | ε CENTERLINE | | |
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.287 TOTAL ACRES OFF-LOT)
 - 11 10' SANITARY SEWER EASEMENT
 - 12 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.015 TOTAL ACRES OFF-LOT)
 - 14 50' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.228 TOTAL ACRES OFF-LOT)
 - 15 VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.115 TOTAL ACRES OFF-LOT)
 - 17 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.011 TOTAL ACRES OFF-LOT)
 - 18 VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (7.404 TOTAL ACRES OFF-LOT)
 - 19 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.055 TOTAL ACRES OFF-LOT)
 - 20 VARIABLE WIDTH SANITARY SEWER EASEMENT (0.063 TOTAL ACRES OFF-LOT)
 - 2 LOT 901 BLOCK 42 OPEN SPACE (0.908 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4)
 - 4 LOT 902 BLOCK 47 OPEN SPACE (0.306 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4)
 - 5 UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR)



DETAIL "F"
SCALE: 1" = 10'
SEE THIS SHEET

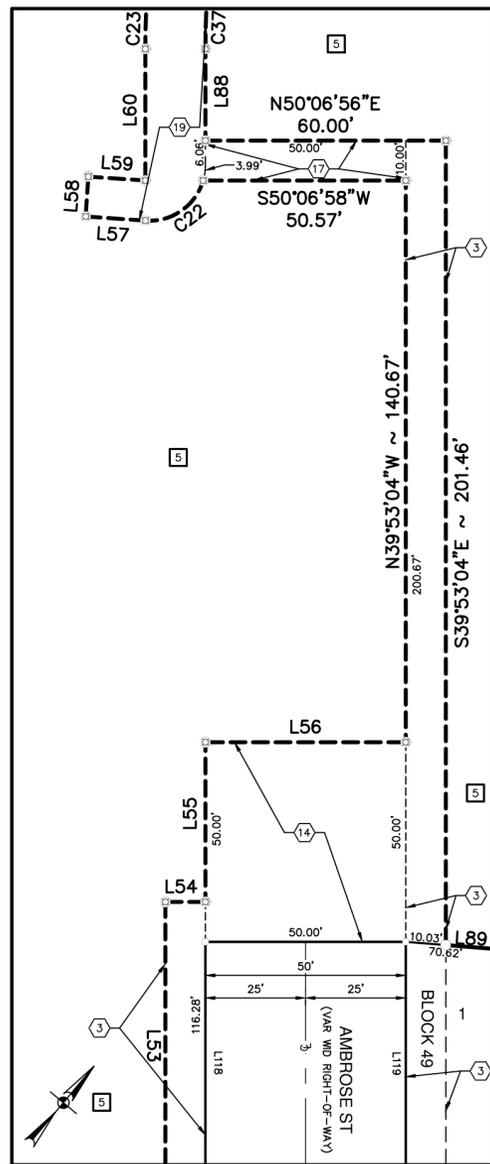


MATCHLINE "A" - SEE SHEET 2 OF 4

MATCHLINE "B" - SEE SHEET 4 OF 4

UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR)

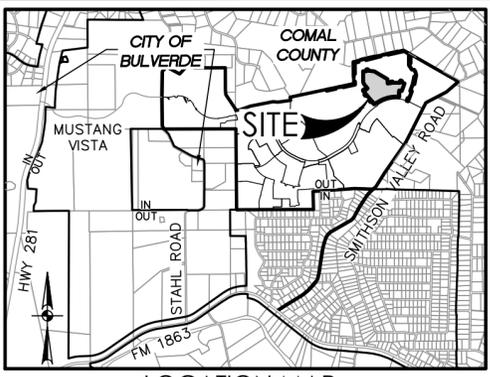
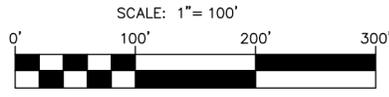
UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR)



DETAIL "E"
SCALE: 1" = 30'
SEE SHEET 2 OF 4

**SUBDIVISION PLAT
 OF
 4S RANCH, UNIT 9A**

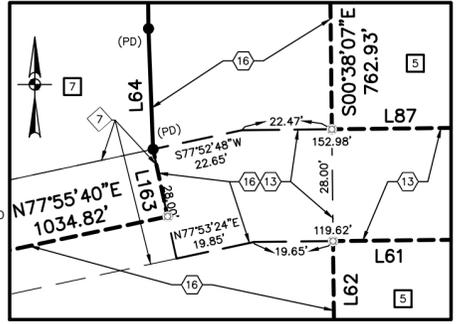
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LOCATION MAP

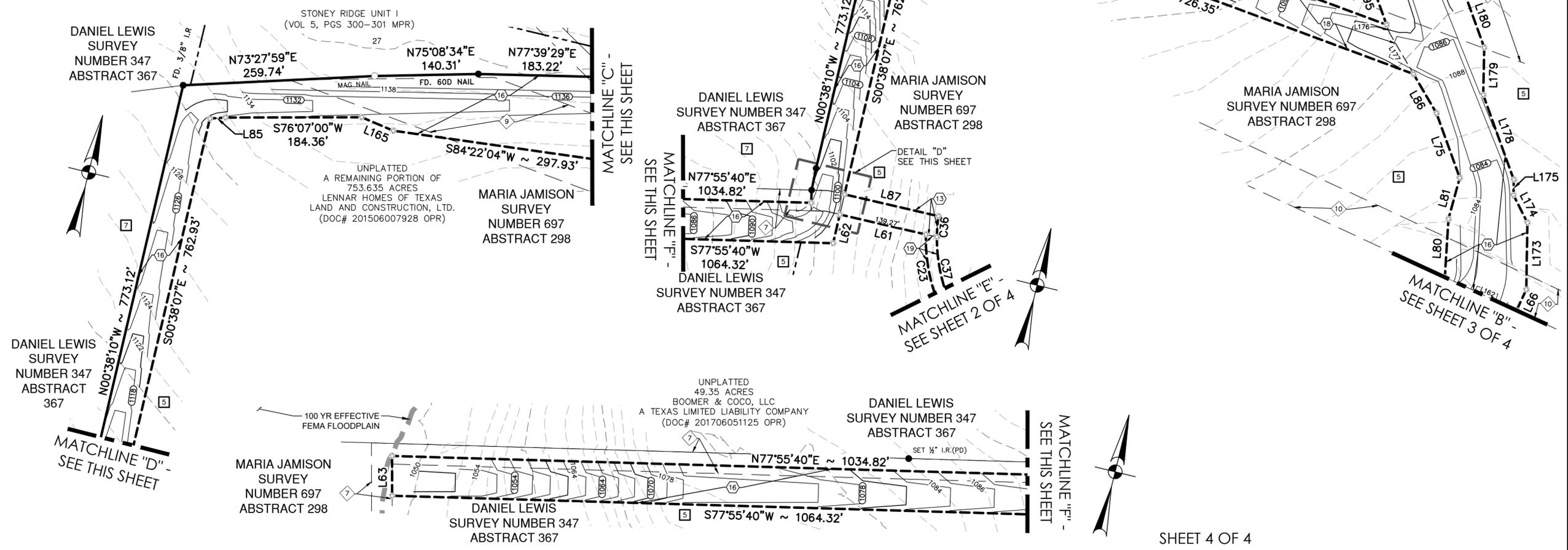
LEGEND

- | | | | |
|------|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| ESMT | EASEMENT | VAR WID | VARIABLE WIDTH |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | | REPETITIVE BEARING AND/OR DISTANCE |
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| | 1140 | | SET 1/2" IRON ROD (PD) |
| | 1140 | | SET 1/2" IRON ROD (PD)-ROW |
| | — | — | EASEMENT POINT OF INTERSECTION |
| | — | — | MINIMUM FINISHED FLOOR ELEVATION /COUNTY LINE |
| | — | — | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| 13 | 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (0.112 TOTAL ACRES OFF-LOT) | 13 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (4S RANCH UNIT-7C, DOC# 202106023856 OPR) |
| 16 | VARIABLE WIDTH DRAINAGE EASEMENT (7.091 TOTAL ACRES OFF-LOT) | 17 | 100' ELECTRIC AND RIGHT-OF-WAY EASEMENT (VOL. 325, PG 70-72 OPR) |
| 17 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.011 TOTAL ACRES OFF-LOT) | 18 | 50' GAS EASEMENT (VOL. 192, PG 392 OPR, VOL. 200, PG 673 OPR) |
| 18 | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (7.404 TOTAL ACRES OFF-LOT) | 19 | UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) |
| 19 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.055 TOTAL ACRES OFF-LOT) | 2 | UNPLATTED 14.407 ACRES ALICIA A & CARMEN A MEDINA (DOC# 200506043790 OPR) |
| | | 6 | UNPLATTED 49.35 ACRES BOOMER & COCO, LLC A TEXAS LIMITED LIABILITY COMPANY (DOC# 201706051125 OPR) |
| | | 7 | UNPLATTED 49.35 ACRES BOOMER & COCO, LLC A TEXAS LIMITED LIABILITY COMPANY (DOC# 201706051125 OPR) |



DETAIL "D"

SCALE: 1" = 30'
 SEE THIS SHEET



4S RANCH, UNIT 9A
 Civil Job No. 8547-61; Survey Job No. 8547-00

REVIEW MEMORANDUM

TO: Dane Wright, P.E.
dwright@pape-dawson.com
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: 4S Ranch, Unit 9A Final Plat Acceptance

DATE: October 22, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat application and supporting documents for the **4S Ranch, Unit 9A** development, dated 9/20/21. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of the 4S Ranch Unit 9A Final Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

No comments – Plat matches well against accepted preliminary plat and matches against approved design plans.

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments

General Design 2.03(c)

No comments

Streets 2.04(a)

No comments

Drainage Analysis

No comments...unchanged since detailed design.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-22
FINAL PLAT
4S RANCH, UNIT 7B

MEETING DATE: November 10, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for 4S Ranch, Unit 7B, located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes of Texas Land and Construction, LTD
1922 Dry Creek Way, Suite 101
San Antonio, TX 78259
(210) 889-5516

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: A 48.842 ACRE TRACT OF LAND INCLUSIVE OF A 0.837 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.
Size: 40.527 acres; 146 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Unit 7B of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) was subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 40.527 acres of vacant property and establishes 146 single family residential lots. The density class for this plat is high-density.

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. No portion of this proposed final plat lies within the 100- year floodplain.

The City of Bulverde Future Land Use plan identifies the subject area as Cluster Residential. Cluster Residential neighborhoods are intended to provide a clustering of smaller residential lots. But within large areas of green/open space in order to maintain lower residential densities.

The application and proposed plat were reviewed and approved by City Staff and Halff Associates. There were no issues found during review. Therefore, Staff recommends **approval** of this final plat.

ATTACHMENTS:

Application

MDP

Final Plat

Halff Acceptance Memo



APPLICATION FOR FINAL PLAT

Planning & Development Department
 30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

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

1. Name of Subdivision: _____ Unit No _____
 Location Description/Nearest Intersection: _____

2. Owner/Applicant: _____
 Address: _____ Email: _____
 Telephone: _____ Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	_____
Commercial:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Sewage Treatment:	_____
Residential:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	146		100-Year Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	_____		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____			<input type="checkbox"/> Contributing
Zoning Class:	_____			

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

DocuSigned by:

Richard Mott

904C110AE8D14AF...

9/16/2021

Signature of Owner/Applicant

Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2020 – DECEMBER 2021

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



Planning and Development Final Plat Application Checklist

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

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

Reviewed by:

Date:

Case Number:



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: April 20, 2021

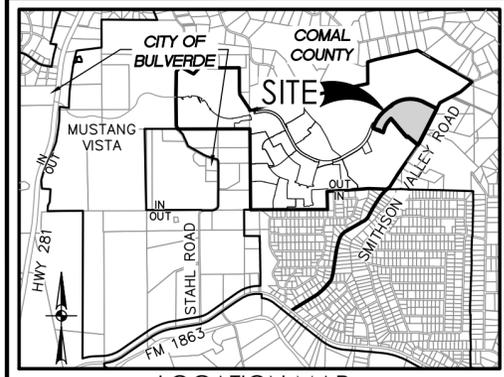
SUBDIVISION PLAT OF 4S RANCH, UNIT 7B

DETENTION AND RETENTION FACILITIES NOTE:
THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.

OPEN SPACE NOTE:
LOT 901, BLOCK 37, LOT 901, BLOCK 38, AND LOT 902, BLOCK 32 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

A 48.842 ACRE TRACT OF LAND INCLUSIVE OF A 0.837 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GBRA NOTES:

- GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-7B IS 5,333 LINEAR FEET.
- 4S RANCH UNIT-7B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS
COUNTY OF COMAL

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ERIC J. SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR, #6527
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S34°37'54"W	100.60'
L2	S50°06'56"W	45.00'
L3	N39°53'04"W	125.00'
L4	S50°06'56"W	2.75'
L5	N39°38'24"W	50.01'
L6	N40°29'42"W	124.45'
L7	S46°06'02"W	103.49'
L8	S38°22'32"W	103.52'
L9	S30°57'21"W	103.52'
L10	S23°32'11"W	103.52'
L11	S18°15'04"W	51.80'
L12	S17°33'24"W	128.36'
L13	N34°37'42"E	96.31'
L14	N68°30'08"W	111.76'
L15	N68°30'08"W	50.00'
L16	N68°30'08"W	51.71'
L17	N58°30'08"W	38.78'
L18	N68°30'08"W	44.77'
L19	N21°29'52"E	68.41'
L20	N52°27'00"E	70.00'
L21	S50°06'56"W	340.20'
L22	S23°10'06"W	53.51'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	S68°39'41"E	199.57'
L24	S7°36'06"W	64.86'
L25	S39°53'04"E	54.72'
L26	S32°20'23"E	61.69'
L27	S39°53'04"E	28.70'
L28	N39°53'04"W	31.41'
L29	N47°25'46"W	61.83'
L30	N39°53'04"W	52.06'
L31	N50°06'56"E	228.24'
L32	N21°29'52"E	76.41'
L33	S21°29'52"W	76.41'
L34	S50°06'56"W	228.24'
L35	N50°06'56"E	253.59'
L36	S50°06'56"W	253.59'
L37	N50°06'56"E	261.00'
L38	S50°06'56"W	261.00'
L39	N50°06'56"E	261.00'
L40	S50°06'56"W	45.00'
L41	S50°06'56"W	50.00'
L42	S49°45'19"W	47.50'
L43	S47°23'04"W	50.00'
L44	S44°39'22"W	50.00'

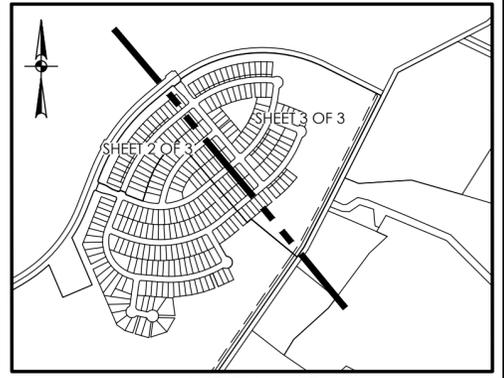
LINE TABLE		
LINE #	BEARING	LENGTH
L45	S41°55'40"W	50.00'
L46	S39°11'58"W	50.00'
L47	S12°25'56"W	51.01'
L48	S50°06'56"W	45.00'
L49	S50°06'56"W	45.00'
L50	S46°06'02"W	6.68'
L51	S46°06'02"W	8.54'
L52	S50°06'56"W	45.00'
L53	S50°06'56"W	45.00'
L54	N21°29'52"E	45.00'
L55	N22°16'04"E	37.15'
L56	N24°02'50"E	48.70'
L57	N26°03'59"E	48.70'
L58	N28°05'07"E	48.70'
L59	N30°06'16"E	48.70'
L60	N32°07'24"E	48.70'
L61	N34°08'33"E	48.70'
L62	N36°09'41"E	48.70'
L63	N38°10'50"E	48.70'
L64	N40°11'58"E	48.70'
L65	N42°13'07"E	48.70'
L66	N44°14'16"E	48.70'

LINE TABLE		
LINE #	BEARING	LENGTH
L67	N46°15'24"E	48.70'
L68	N48°16'33"E	48.70'
L69	N49°42'01"E	20.03'
L70	N50°06'56"E	206.49'
L71	N56°19'53"E	49.81'
L72	N58°58'11"E	49.83'
L73	N61°36'32"E	49.83'
L74	N64°14'52"E	49.83'
L75	N66°53'12"E	49.83'
L76	N69°31'33"E	49.83'
L77	N72°09'53"E	49.83'
L78	N74°48'14"E	49.83'
L79	N77°26'34"E	49.83'
L80	N80°04'55"E	49.83'
L81	N82°43'15"E	49.83'
L82	N85°21'36"E	49.83'
L83	N87°59'56"E	49.83'
L84	S89°21'44"E	49.83'
L85	S86°43'27"E	49.79'
L86	N26°38'20"E	63.03'
L87	N28°39'18"E	50.59'
L88	N31°42'23"E	50.59'

LINE TABLE		
LINE #	BEARING	LENGTH
L89	N34°45'28"E	50.59'
L90	N37°48'32"E	50.59'
L91	N40°51'37"E	50.59'
L92	N43°54'41"E	50.59'
L93	N47°32'44"E	69.90'
L94	N18°21'40"W	28.22'
L95	S26°49'09"W	32.20'
L96	N0°00'52"W	45.59'
L97	S0°00'52"E	54.41'
L98	S42°55'50"W	464.98'
L99	N42°55'50"E	464.25'
L100	N2°36'10"E	53.29'
L101	S2°36'10"W	64.14'
L102	N23°10'06"E	53.42'
L103	N68°39'41"W	199.48'
L104	N50°06'56"E	1.20'
L105	N7°36'06"E	78.65'
L106	N26°53'03"E	8.14'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1157.00'	62°28'38"	N85°24'01"E	1200.05'	1261.63'
C2	475.00'	3°56'28"	N70°28'22"W	32.67'	32.67'
C3	15.00'	90°00'01"	N23°30'08"W	21.21'	23.56'
C4	15.00'	89°59'59"	S66°29'52"W	21.21'	23.56'
C5	15.00'	10°00'00"	N63°30'08"W	2.61'	2.62'
C6	200.00'	10°00'00"	N63°30'08"W	34.86'	34.91'
C7	13.00'	90°00'01"	N23°30'08"W	18.38'	20.42'
C8	1457.00'	28°37'04"	N35°48'24"E	720.20'	727.74'
C9	13.00'	90°00'00"	S84°53'04"E	18.38'	20.42'
C10	13.00'	94°02'46"	N7°08'19"E	19.02'	21.34'
C11	200.00'	7°32'41"	S36°06'43"E	26.32'	26.34'
C12	15.00'	7°32'41"	S36°06'43"E	1.97'	1.98'
C13	14.00'	85°45'43"	S82°45'55"E	19.05'	20.96'
C14	957.00'	41°01'08"	N74°51'47"E	670.59'	685.13'
C15	15.00'	32°44'24"	N79°00'09"E	8.46'	8.57'
C16	50.00'	176°59'21"	S28°52'22"E	99.97'	154.45'
C17	15.00'	52°01'12"	S33°36'42"W	13.16'	13.62'
C18	825.00'	11°04'21"	S13°08'17"W	159.19'	159.43'
C19	14.00'	87°20'09"	S24°59'37"E	19.33'	21.34'
C20	14.00'	40°23'50"	S88°51'36"E	9.67'	9.87'
C21	50.00'	172°37'28"	S22°44'47"E	99.79'	150.64'
C22	14.00'	40°23'50"	S43°22'02"W	9.67'	9.87'
C23	925.00'	26°56'50"	S36°38'31"W	431.04'	435.04'
C24	14.00'	90°00'00"	N5°06'56"E	19.80'	21.99'
C25	14.00'	90°00'00"	N84°53'04"W	19.80'	21.99'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	14.00'	90°00'00"	N5°06'56"E	19.80'	21.99'
C27	14.00'	90°00'00"	N84°53'04"W	19.80'	21.99'
C28	625.00'	0°40'45"	S49°46'34"W	7.41'	7.41'
C29	675.00'	0°36'38"	N49°48'37"E	7.19'	7.19'
C30	14.00'	90°00'00"	N5°06'56"E	19.80'	21.99'
C31	14.00'	90°00'00"	N84°53'04"W	19.80'	21.99'
C32	1207.00'	28°37'04"	S35°48'24"W	596.62'	602.87'
C33	1257.00'	28°37'04"	N35°48'24"E	621.34'	627.84'
C34	14.00'	90°00'00"	N5°06'56"E	19.80'	21.99'
C35	15.00'	7°32'42"	N43°39'25"W	1.97'	1.98'
C36	200.00'	7°32'42"	N43°39'25"W	26.32'	26.34'
C37	14.00'	94°36'32"	S7°25'12"W	20.58'	23.12'
C38	907.00'	39°35'29"	S74°31'13"W	614.34'	626.74'
C39	25.00'	93°17'09"	N39°02'28"W	36.35'	40.70'
C40	775.00'	40°53'00"	N28°02'36"E	541.34'	553.00'
C41	14.00'	91°37'50"	S85°41'59"E	20.08'	22.39'
C42	14.00'	88°31'16"	S4°22'34"W	19.54'	21.63'
C43	825.00'	24°38'02"	S36°19'11"W	351.98'	354.70'
C44	14.00'	87°20'09"	S67°40'15"W	19.33'	21.34'
C45	25.00'	91°49'47"	N22°44'47"W	35.92'	40.07'
C46	875.00'	26°56'50"	N36°38'31"E	407.74'	411.53'
C47	14.00'	90°00'00"	S84°53'04"E	19.80'	21.99'



INDEX MAP
SCALE: 1" = 1000'

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME CORPORATION,
A DELAWARE CORPORATION
ITS GENERAL PARTNER
RICHARD MOTT, AUTHORIZED AGENT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-7B WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE _____ DAY OF _____, 20____. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE _____ DAY OF _____, 2021

BY: _____
PLANNING DIRECTOR

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF 4S RANCH, UNIT-7B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR _____

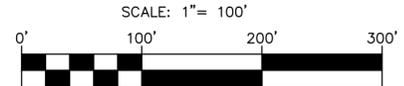
BY: _____
CHAIRPERSON



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPBS FIRM REGISTRATION #10028800
DATE OF PREPARATION: April 20, 2021

SUBDIVISION PLAT OF 4S RANCH, UNIT 7B

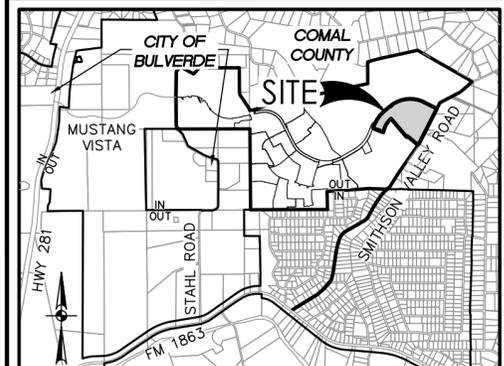
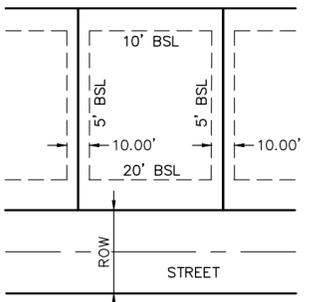
A 48.842 ACRE TRACT OF LAND INCLUSIVE OF A 0.837 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.



LEGEND

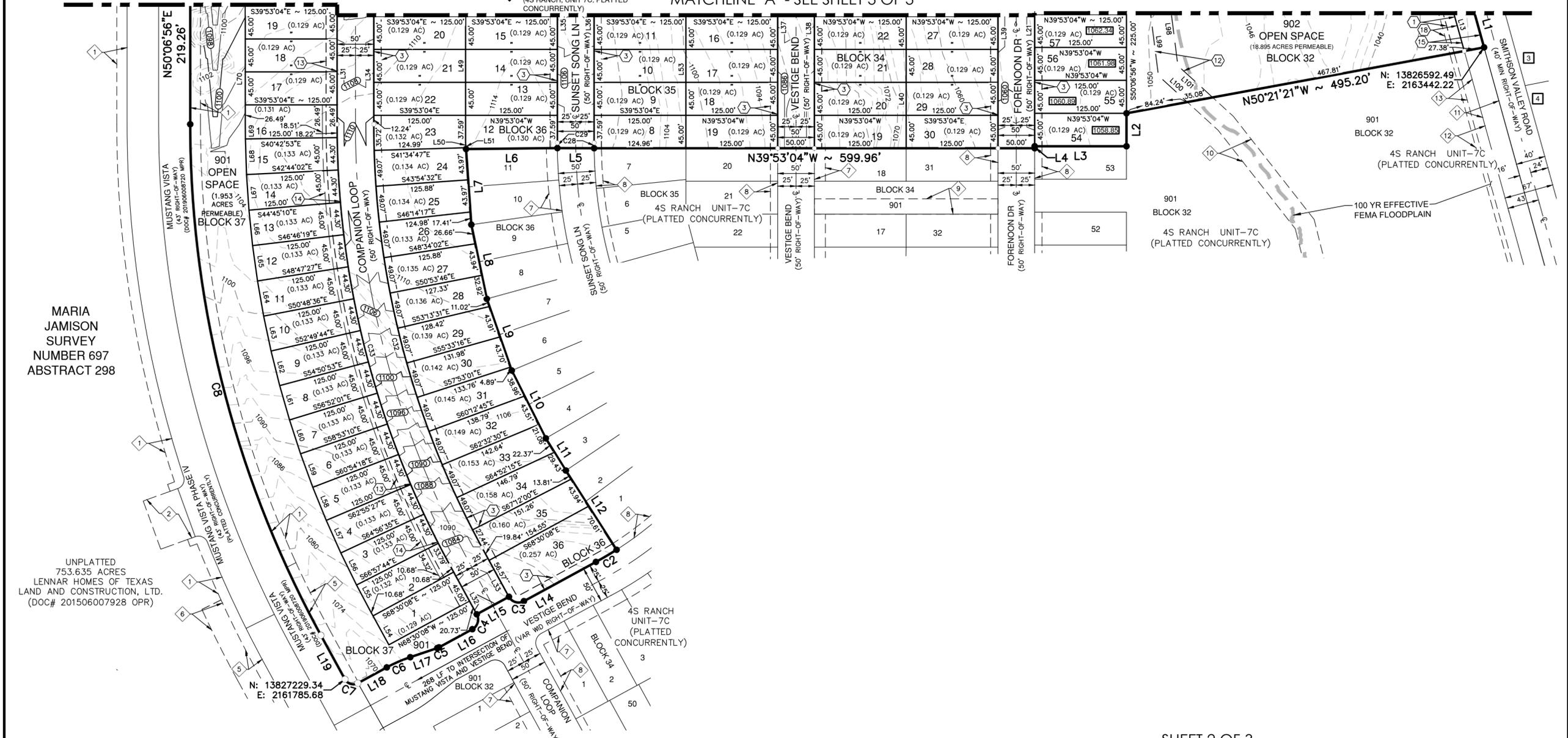
- | | | | |
|-------|--|---------|--|
| DOC | DOCUMENT NUMBER | VOL | VOLUME |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COMAL COUNTY, TEXAS | VAR WID | VARIABLE WIDTH |
| | REPETITIVE BEARING AND/OR DISTANCE | GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION |
| --- | 1140 EXISTING CONTOURS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| - - - | 1140 PROPOSED CONTOURS | ○ | SET 1/2" IRON ROD (PD) |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | ○ | SET 1/2" IRON ROD (PD)-ROW |
| --- | ORIGINAL SURVEY/COUNTY LINE | ⊠ | EASEMENT POINT OF INTERSECTION |
| --- | CENTERLINE | | |
| ① | 14' GETCTV EASEMENT | ④ | 14' GETCTV EASEMENT (MUSTANG VISTA PHASE 4, PLATTED CONCURRENTLY) |
| ② | 10' GETCTV EASEMENT | ⑤ | 70' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE 4, PLATTED CONCURRENTLY) |
| ③ | 28' GETCTV EASEMENT | ⑥ | 14' GETCTV EASEMENT (MUSTANG VISTA PHASE III, PLATTED CONCURRENTLY) |
| ④ | 15' GETCTV EASEMENT | ⑦ | 28' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, PLATTED CONCURRENTLY) |
| ⑤ | 20' BUILDING SETBACK | ⑧ | 15' GETCTV EASEMENT (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY) |
| ⑥ | VAR WID RIGHT-OF-WAY DEDICATION (0.840 TOTAL ACRES) | ⑨ | 10' GETCTV EASEMENT (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY) |
| ⑦ | 20' WATER EASEMENT | ⑩ | 21' SANITARY SEWER EASEMENT (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY) |
| ⑧ | UNPLATTED GOLL JOHN W 5.89 ACRES (DOC# 201306046066 OPR) | ⑪ | 28' GETCTV EASEMENT (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY) |
| ⑨ | UNPLATTED ESTRADA ARJOLDO JR & JULISSA 5.671 ACRES (DOC# 201706036900 OPR) | ⑫ | VAR WID RIGHT-OF-WAY DEDICATION (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY) |
| | | ⑬ | 20' WATER EASEMENT (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY) |
| | | ⑭ | 14' GETCTV EASEMENT (4S RANCH, UNIT 7C, PLATTED CONCURRENTLY) |

TYPICAL BUILDING SET-BACKS
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



LOCATION MAP
NOT-TO-SCALE

MATCHLINE "A" - SEE SHEET 3 OF 3



MARIA JAMISON SURVEY NUMBER 697 ABSTRACT 298

UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR)

N: 13827229.34
E: 2161785.68

REVIEW MEMORANDUM

TO: Dane Wright, P.E.
dwright@pape-dawson.com
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: 4S Ranch, Unit 7B Final Plat Acceptance

DATE: October 22, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat application and supporting documents for the **4S Ranch, Unit 7B** development, dated 4/20/21. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of the 4S Ranch Unit 7B Final Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

No comments – Plat matches well against accepted preliminary plat and matches against approved design plans. Major difference is the removal of lots 71-76, but this matches the design plans.

Plat Supporting Documents, Ordinance Section 1.04(c)

Floodplain Permit 102538 from Comal County (letter dated 10/29/20, attached) says Unit 7B was approved based on FEMA Conditional Letter of Map Revision (CLOMR) 19-06-0091R, dated 2/26/19 and that a follow-up LOMR is required. It does not appear that this development should cause a change in the regulatory flood mapping of Dripping Springs Creek, so it's unclear why a CLOMR or LOMR would have been required. This may need to be resolved with Comal County prior to recording the plat.

General Design 2.03(c)

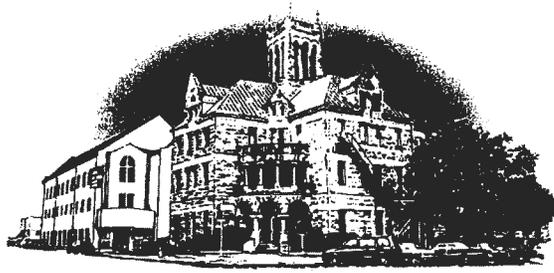
No comments

Streets 2.04(a)

No comments

Drainage Analysis

No comments...unchanged since detailed design.



Comal County

OFFICE OF COMAL COUNTY ENGINEER

October 29, 2020

Dane Wright
Pape-Dawson Engineers, Inc.
Via E-Mail [dwright@pape-dawson.com]

RE: Development on 4S Ranch, Unit 7B, within Comal County, Texas
Floodplain Permit 102538

Dear Mr. Wright:

We have reviewed your Floodplain Development Application for improvements in the regulatory floodplain. This permit is for the following improvements:

Streets, water, sewer and drainage improvements for 152 single family lots

The above improvements are approved based on FEMA Conditional Letter of Map Revision (CLOMR) 19-06-0091R dated February 26, 2019. You must submit to us a Letter of Map Revision (LOMR) when the improvements are completed. This permit will not be finalized without the LOMR.

This permit is good for a period of one year. Any future development on this property will require a Comal County Floodplain Development Permit.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely, -

Kathy Griffin, CFM
Floodplain Coordinator



PLANNING & ZONING COMMISSION ITEM:
VR-21-08
SIGN VARIANCE
18500 Forty Six Parkway

MEETING DATE: November 10, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Vaquero Bulverde Partners, LP for a variance to Section 3.08.102(b)(4) of the City of Bulverde Code of Ordinances at 18500 Forty Six Parkway.

OWNER:

Vaquero Bulverde Partners, LP
2900 Wingate Street Suite 200
Fort Worth, TX 76107

APPLICANT:

Caitlin Adkins – Vaquero Bulverde Partners, LP
2900 Wingate Street Suite 200
Fort Worth, TX 76107

PROPERTY INFORMATION:

Address: 18500 Forty Six Parkway
Legal Description: RIVER CROSSING 3, LOT 665
Owner: Vaquero Bulverde Partners, LP
Existing Land Use: Undeveloped
Existing Zoning: C-2 Commercial,

ANALYSIS:

Vaquero Bulverde Partners, LP is the general contractor for the proposed O'Reilly's Auto Parts at 18500 Forty Six Parkway. The applicant has proposed a monument sign to be located at the corner of Bentwood Drive and Forty Six Parkway. There are two other multi-tenant monument signs on the site that serve neighboring businesses, and these signs were installed prior to the adoption of the sign ordinance. The proposed monument sign would exceed the maximum number of monument signs allowed per street frontage. Therefore, the applicant is requesting a variance to allow the placement of the proposed monument sign.

Per Section 3.08.102(b)(4) of the Bulverde Code of Ordinances, the maximum area allowed for attached signs is *“only one monument sign, excluding menuboard signs, shall be allowed along*

each street frontage on any site, unless otherwise specifically provided in this article. Monument signs may be no closer than five hundred (500) feet on any one site...”

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

CRITERIA FOR EVALUATION:

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

Section 3.08.072 of the City Code states:

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

ATTACHMENTS:

- A. Application
- B. Explanation
- C. Sign Plan



Application for Variance

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

Date: 9/23/2021

Case No. _____

Applicant Information:

Caitlin Adkins 254-715-5100
Name Phone Fax
2900 Wingate St. Suite 200, Fort Worth, Texas 76107
Address Email

Property Owner Information:

Vaquero Bulverde Partners, LP
Name Phone Fax
2900 Wingate St. Suite 200, Fort Worth, Texas 76107
Address Email

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

Property Identification:

Street Address: 16500 Forty Six Pkwy, Spring Branch, TX 78070

Legal Description: Portion of lot 665, River Crossing Unit Three. (Plat Recorded Volume 14, Page 22. Records of Comal County)

Zoning District Classification: C-2

Description of Request:

- Variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, which requires:
One monument sign along each street frontage no closer than 500 feet.
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

Caitlin Adkins
Signature of Owner/Applicant

9/23/2021
Date

Fees:

- Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
- Variance Review Fee (all other Variances)- \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

There are two monument signs present on site that were erected prior to the adoption of the article.

Without a variance we would not be able to install a new monument sign for our proposed business without demolishing the

multi-tenant monument signs already present on site which serve other nearby businesses.

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

We would be forced to demolish the existing monument signs on our property that serve adjacent businesses.

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

Variance will allow adjacent landowners/tenants to keep multi-tenant signage on our property, while allowing

our proposed business to have signage.

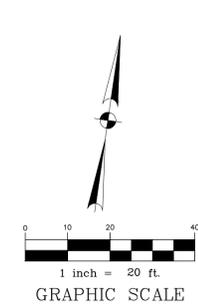
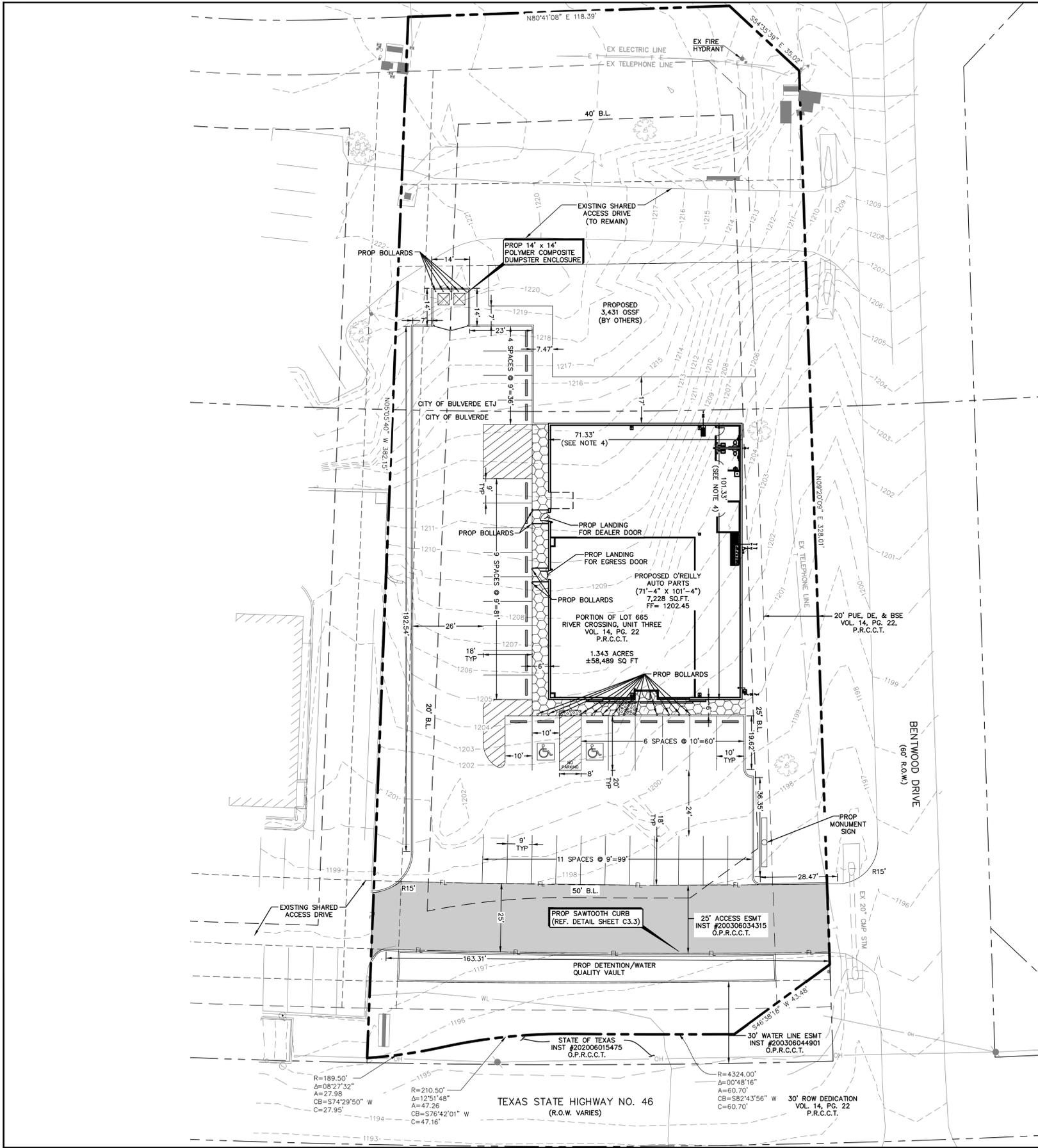
- 4) Describe how granting the variance will be in harmony with the spirit and purpose of this article.

By granting the variance, we will be able to install signage for our new business, while not having to demolish existing signage

on our property that would adversely effect neighboring businesses.

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

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



BENCHMARK:
THE SITE BENCHMARK IS A MAG NAIL WITH METAL WASHER STAMPED "PH BENCHMARK" SET IN CONCRETE ON THE WEST MARGIN OF BENTWOOD DRIVE, LOCATED APPROXIMATELY 340 FEET SOUTHERLY FROM THE INTERSECTION OF BENTWOOD DRIVE AND COPPER RIM, AND APPROXIMATELY 6.5 FEET EASTERLY FROM THE WEST RIGHT-OF-WAY LINE OF BENTWOOD DRIVE. ELEVATION = 1,196.90 FEET (NAVD 88)

LEGEND	
FL	PROPOSED FIRE LANE (RED STRIPING)
FL	PROPOSED CONCRETE BUILDING PERIMETER SIDEWALK
FL	PROPOSED CURB RAMP
●	EX. MANHOLE
---	EX. STORM SEWER
---	EX. WATER LINE
---	EX. SANITARY SEWER LINE
---	EX. OVERHEAD POWER LINE
---	EX. UNDERGROUND GAS LINE
---	EX. CONTOUR

PARKING ANALYSIS	
TOTAL BUILDING SQUARE FOOTAGE:	7,228 SQ FT
TOTAL NUMBER OF SPACES PROVIDED:	32 PARKS
*INCLUDES 2 ADA ACCESSIBLE SPACES	
4.43 SPACES PROVIDED PER 1000 SQ FT	

- GENERAL NOTES**
1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 2. RADII ARE 3' UNLESS OTHERWISE NOTED.
 3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

PROPOSED BUILDING BOLLARD NOTE

ALL PROPOSED BOLLARDS ALONG THE FRONTAGE OF THE BUILDING TO ALIGN WITH WINDOW VERTICAL MULLIONS AND CONTROL JOINTS.

PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" AND A STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

NO.	REVISIONS	DATE

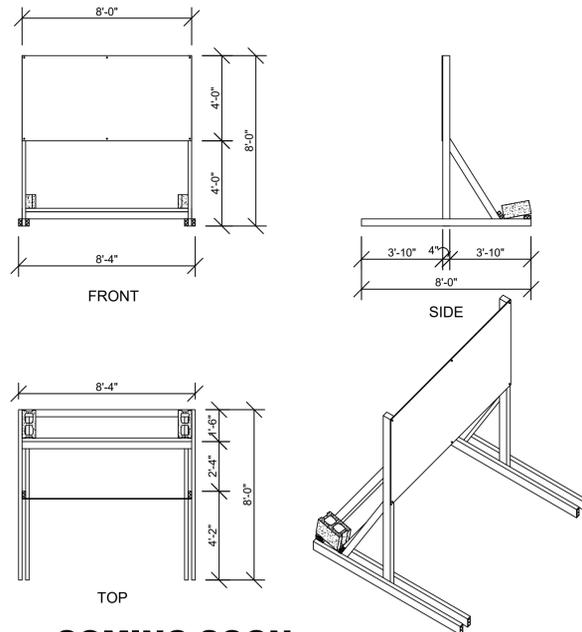
ALJ Lindsey
Civil Engineer, State #14
Houston, TX 77068
281.301.5655
FRN F-11226

Brett T. Manrahan
SITE OF TEXAS
BRETT T. MANRAHAN
12908
REGISTERED
PROFESSIONAL ENGINEER

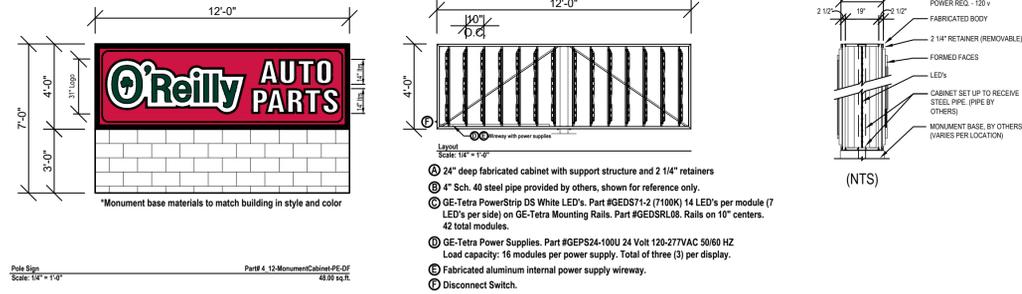
ALL PROJECT NO. 23520C0034	DATE: SEPT. 2021	SCALE: 1:20	DRAWN BY: IRH	CHECKED BY: KD
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DIMENSION CONTROL PLAN

O'REILLY AUTO PARTS BULVERDE, TX



1 **COMING SOON TEMPORARY CONSTRUCTION SIGN**
SG1.2 SCALE: 1/4" = 1'-0"



2 **GROUND SIGN ELEVATION**
SG1.2 SCALE: 1/4" = 1'-0"

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- (C) PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.
- (D) SITE SIGN ROUGH-IN ELECTRICAL TO BE PROVIDED BY CONTRACTOR.
- (E) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY PER OWNER'S DIRECTION (N.I.C.).
- (F) "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND GENERAL CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY.
- (G) UNLESS OTHERWISE INDICATED, SITE POLE SIGN FOUNDATION CONSTRUCTION BY SIGN CONTRACTOR (BY OTHERS - NOT IN CONTRACT). WHERE PROVIDED, SITE MONUMENT SIGN FOUNDATION CONSTRUCTION BY GENERAL CONTRACTOR (BASE BID), REFER TO SHEET S1.2.

SPECIAL NOTE:
 SIGN DESIGN BY OTHERS. REFER TO SIGN CONTRACTOR'S SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.

ARCHITECT OF RECORD
ADAM KREHER
 ARCHITECT LICENSE NUMBER
23507

SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

TORGERSON DESIGN PARTNERS
 ARCHITECTS ENGINEERS PLANNERS INTERIORS

116 NORTH 2ND AVENUE - OZARK, MO 65721 - P (417) 581-8889 - F (417) 581-9002

PROJECT:
**NEW O'REILLY AUTO PARTS STORE
 FORTY SIX PKWY AT BENTWOOD DR
 BULVERDE, TX 78163**

SITE SIGNAGE DETAILS

O'REILLY AUTO PARTS
 CORPORATE OFFICES
 293 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

DRAWN BY: BO	CHECKED BY: KR
DATE: 06/11/2021	
REVISION:	
PROJECT NUMBER: 21161-BVE	
SHEET NUMBER SG1.2	



PLANNING AND ZONING COMMISSION ITEM:
VR-21-11
VARIANCE
Texas State Bank

MEETING DATE: November 9, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Texas Regional Bank for a variance to Chapter 17.06.009, related to Tree Removal and Mitigation of the City of Bulverde Code of Ordinances, on 5.92 acres located at 20725 Highway 46.

OWNER:

H-E-B, LP
646 S. Flores Street
San Antonio, TX 78204

APPLICANT:

Texas Regional Bank (Alex Meade)
6770 W. Expressway 83
Harlingen, TX 78552

PROPERTY INFORMATION:

Address: 20725 Highway 46
Legal Description: 5.920-acre portion of Lot 1, H.E.B.-Bulverde Subdivision
Owner: H-E-B, LP
Existing Land Use: Undeveloped with water quality basin and irrigation easement
Existing Zoning: C-2, Commercial District /SUP

SUMMARY:

The applicant, Texas Regional Bank, intends to develop a 5.92-acre tract of land into a commercial retail center proposed to be named “Bulverde Plaza”. It will consist of a 4,789 square foot bank building and 34,346 square feet of restaurant, retail, and office space. The property is located at the intersection of State Highway 46 and Old Boerne Road, within the City Limits of the City of Bulverde.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

The applicant has the following variance requests:

Tree Removal and Mitigation. The applicant is requesting a variance to Majestic Tree Mitigation to remove a 24" x 23" x 20" multi-trunk oak tree (46" tree when calculated as a single tree by $24 + 23/2 + 20/2 = 45.5$ "). They are requesting a variance to Replacement Tree Size to allow 83 inches of the total 220.5 inches (50% of 441 inches) of replacement trees required to exceed six inches (6") in caliper width to be planted off-site. They are requesting a variance to Cash in Lieu to allow 25% mitigation by payment of a cash in lieu amount of \$29,400 (\$200/inch x 147 inches. They are also requesting a variance to Insufficient land area to allow 23% of the required mitigation to be planted on-site and 52% of the required mitigation to be planted off-site for a total of 75% replacement tree inches by planting and 25% by payment of cash-in-lieu of planting.

The applicant has submitted an explanation for each variance request in their application, which is attached to this staff report. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.

ANALYSIS:

Under Section 17.06.009(b) of the Bulverde Code of Ordinances, *No majestic tree shall be removed unless the exceptions apply as described in [section 17.06.005](#). Additional majestic tree removal may be allowed on a case-by-case basis. A separate permit is required for each majestic tree removed. The planning and zoning commission shall review each permit application for majestic tree removal and make a recommendation to city council. City council shall then approve or disapprove the permit. A 3:1 mitigation amount is required for any majestic tree removed. However, the applicant is proposing to remove a 24"x23"x20" multi-trunk oak tree (46" tree when calculated as a single tree) that is located within the proposed building footprint.*

Under Section 17.06.009(d)(3) of the Bulverde Code of Ordinances, *Any person removing protected, specimen, or majestic trees shall mitigate such removal by planting, replanting, relocating or leaving in place replacement tree(s) having a total caliper width equal to the total caliper width removed, plus any additional mitigation amount as stipulated in subsection (b) above, in accordance with the following: At least 50% of the replacement trees shall exceed six inches (6") in caliper width. **The applicant is requesting to allow 83 inches of the total 220.5 inches (50% of 441 inches) of replacement trees required to exceed six inches (6") in caliper width to be planted off-site.** (6) In lieu of providing replacement trees, a person may pay to the city an amount determined in accordance with this subsection (6), referred to herein as "cash in lieu." Up to 25% of the required replacement tree caliper may be paid as cash in lieu to the city unless insufficient land area exists as described in subsection (7), immediately below. Any such*

payments shall be deposited into a special account or fund and used by the city to provide or support supplemental landscape plantings in public areas of the city or acquire wooded property that shall remain in a naturalistic state in perpetuity. A per-caliper-inch cash value for replacement trees shall be set by the city council after review and recommendation by the planning and zoning commission. **The applicant is requesting a variance to Cash in Lieu to allow 25% mitigation by payment of a cash in lieu amount of \$29,400 (\$200/inch x 147 inches.** (7) If insufficient land area exists to plant the required total caliper width of replacement trees as defined in this section, then the cash in lieu amount can be applied to up to 50% of the required replacement tree caliper. At the sole cost of the permittee, a certified arborist shall make a written determination of the maximum total caliper width of replacement trees that may be planted on the site. **They are requesting to allow 23% of the required mitigation to be planted on-site and 52% of the required mitigation to be planted off-site for a total of 75% replacement tree inches by planting and 25% by payment of cash-in-lieu of planting.**

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) *Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*

(ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:*

- 1) *That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
- 2) *That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
- 3) *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
- 4) *That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

ATTACHMENTS:

- A. Application
- B. Letter of Authorization
- C. Tree Site Plan
- D. Tree Variance Letter request

E. Arborist Letter



Application for Variance

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

Date: 10/11/21

Case No. _____

Applicant Information:

Texas Regional Bank (Alex Meade) Cell: (956) 455-1934 N/A
Name Phone Fax
6770 W. Expressway 83, Interstate 2, 4th floor ameade@texasregionalbank.com
Address **Harligen, TX 78552** Email

Property Owner Information:

H-E-B, LP (210) 938-0722 (210) 938-8697
Name Phone Fax
646 S. Flores Street, San Antonio, TX 78204 strimple.kathy@heb.com
Address Email

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

Property Identification:

Street Address: 20725 Hwy 46, Spring Branch, TX 78070-6270
Legal Description: 5.920 Portion of Lot 1, H.E.B.-Bulverde Subdivision
(Comal County)
Zoning District Classification: C2 SUP

Description of Request:

- Variance to Section 17.06.009(b) of the City of Bulverde Code of Ordinances, which requires: Removal of majestic trees (See attached letter)
- Variance to Section 17.06.009(d)(3) of the City of Bulverde Code of Ordinances, which requires: At least 50% replacement trees to exceed 6" (See attached letter)
- Variance to Section 17.06.009(d)(6) of the City of Bulverde Code of Ordinances, which requires: "cash in lieu" of replacement trees (See attached letter)
- Variance to Section 17.06.009(d)(7) of the City of Bulverde Code of Ordinances, which requires: Insufficient land area for replacement trees (See attached letter)
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

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

Signature of Owner/Applicant

10/28/21

Date

Fees:

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances)- \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Subdivision Code Variances Only)

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

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

See attached letter.

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

See attached letter.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

See attached letter.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

See attached letter.

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

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

October 28, 2021

Ms. Susana Huerta, AICP
Planning Director
City of Bulverde
30360 Cougar Bend
Bulverde, TX 78163

RE: Bulverde Plaza
Request for Variance to several provisions under Section 17.06.009

Dear Ms. Huerta:

Please accept this letter as our formal request to the City Council of Bulverde for a variance to the following Sections regarding development of the Subject Property, a 5.920-acre tract within Lot 1, H.E.B. Bulverde Subdivision recorded August 25, 1999, located at the intersection of S.H. 46 and Old Boerne Road:

- A. 17.06.009(b) ~ (“Majestic Tree Mitigation”) No majestic tree shall be removed unless the exceptions apply as described in section 17.06.005 above. Additional majestic tree removal may be allowed on a case-by-case basis. A separate permit is required for each majestic tree removed. The planning and zoning commission shall review each permit application for majestic tree removal and make a recommendation to City council. City council shall then approve or disapprove the permit. A 3:1 mitigation amount is required for any majestic tree removed.
- B. 17.06.009(d)(3) ~ (“Replacement Tree Size”) At least 50% of the replacement trees shall exceed six inches (6”) in caliper width.
- C. 17.06.009(d)(6) ~ (“Cash In Lieu”) In lieu of providing replacement trees, a person may pay to the city an amount determined in accordance with this subsection (6), referred to herein as “cash in lieu.” Up to 25% of the required replacement tree caliper may be paid as cash in lieu to the city unless insufficient land area exists as described in subsection (7), immediately below. Any such payments shall be deposited into a special account or fund and used by the city to provide or support supplemental landscape plantings in public areas of the city or acquire wooded property that shall remain in a naturalistic state in perpetuity. A per-caliper-inch cash value for replacement trees shall be set by the city council after review and recommendation by the planning and zoning commission.
- D. 17.06.009(d)(7) ~ (“Insufficient land area”) If insufficient land area exists to plant the required total caliper width of replacement trees as defined in this section, then the cash in lieu amount can be applied to up to 50% of the required replacement tree caliper. At the sole cost of the permittee, a certified arborist shall make a written determination of the maximum total caliper width of replacement trees that may be planted on the site.

This request is for the proposed Bulverde Plaza project to be located on the Subject Property. Please see the attached Tree Preservation Plan (Site Plan). Reconstruction of the water quality basin was recently completed at the eastern corner of the Subject Property to accommodate the widening of S.H. 46. The modified basin provides shared pollution abatement for the HEB development and Bulverde's public right-of-way (Bulverde Crossing). No existing trees were removed for the basin reconstruction. The property also contains approximately 0.93-acres of irrigation easement, which is land area utilized by Canyon Lake Water Service Company (CLWSC) to dispose of treated wastewater in accordance with their TCEQ permit.

Within the remaining land area, the Bulverde Plaza project proposes to construct a 4,789 sf bank building and 34,346 sf of restaurant, retail, and office space. The Site Plan includes 210 parking spaces, which is below the required minimum of 222 and will require a separate variance. The site plan considered multiple constraints including the existing basin, existing driveways, utility easements, and preservation of existing trees, many of which were previously planned to be within the irrigation easement areas. Proposed tree preservation, removal, and mitigation is included on the attached Site Plan.

The project is proposing removal of a single Majestic tree located within the building footprint. Tree number 657 was identified by surveyors as a 24" x 23" x 20" multi-trunk oak tree (46" tree when calculated as a single tree by $24 + 23/2 + 20/2 = 45.5$ "). Although each of these separate trunks would not be considered a Majestic size, we are considering the multi-trunk sizing with required 3:1 mitigation for purposes of this variance request.

The attached Site Plan includes mitigation of removed trees by on-site planting, off-site planting, and a cash payment. Proposed tree spacing to maximize the total width of replacement trees that may be planted on the site is based on the following assumptions:

1. Only 6" size replacement trees were considered for on-site planting.
2. An area approximately 20'x20' is needed to grow a large canopy tree to mature size.
3. New trees will be placed so the mature tree trunk is outside of CLWSC irrigation easement areas, in accordance with direction received from CLWSC.
4. The 20'x20' soil area needed for new trees to grow can overlap into the irrigation areas.
5. No mitigation trees are proposed within utility easements, because it is uncertain if appropriate tree species for planting under power lines will be available in a 4" or 6" size, as required by Bulverde code.

The attached site plan includes 23 ~ 6" replacement trees planted on site for a total of 138-inches, or 23% of the required mitigation. Despite careful site planning and use of all 6" size trees on-site, the mitigation is below the 50% minimum to be planted on-site. As required by 17.06.009(d)(7), a determination by a certified arborist is provided with this request. In order to provide the remaining mitigation, the applicant is requesting the opportunity to pay a fee for 25% and plant the remaining 52% of the replacement trees offsite in a location to be determined by staff within the City of Bulverde.

The following is a summary of our requested variances from Section 17.06.009:

- Section 17.06.009(b) ("Majestic Tree Mitigation") – Request is to remove a 24" x 23" x 20" multi-trunk oak tree (46" tree when calculated as a single tree by $24 + 23/2 + 20/2 = 45.5$ ") located within the building footprint.

- Section 17.06.009(d)(3) ~ (“Replacement Tree Size”) – Request is to allow 83-inches of the total 220.5-inches (50% of 441-inches) of replacement trees required to exceed six inches (6”) in caliper width to be planted off-site.
- 17.06.009(d)(6) ~ (“Cash In Lieu”) – Request is to allow 25% tree mitigation by payment of a cash-in-lieu of amount of \$29,400 (\$200/inch x 147 inches).
- 17.06.009(d)(7) ~ (“Insufficient land area”) – Request is to allow 23% of the required mitigation to be planted on-site and 52% of the required mitigation to be planted off-site for a total of 75% replacement tree inches by planting and 25% by payment of cash-in-lieu of planting.

In accordance with the City’s required findings of fact for a requested variance, the applicant hereby provides the following information for the City of Bulverde City Council to grant the above variances as requested:

1. *Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.*

Reasonable use of the land has been anticipated since before the H-E-B – Bulverde Subdivision plat was recorded in 1999. Existing infrastructure has been sized for reasonable use of the Subject Property, including the wastewater treatment plant, the original and reconstructed water quality basins. The proposed site plan addresses the existing site constraints, preserves existing trees, and provides economic development benefits while still meeting the spirit of Section 17.06.009. Strict application of the provisions of this ordinance would deprive the reasonable use of the land.

2. *Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.*

The four variances described herein are necessary for the preservation and enjoyment of the applicant’s right to realize a reasonable return on the investments made on the Subject Property, a substantial property right.

3. *Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.*

Granting this variance will not be detrimental to the public health, safety, or welfare, nor injurious to other property in the area. As stated above, infrastructure has been sized to allow for reasonable use of the Subject Property. The trees being removed are located within the interior of the Subject Property and will not impact other properties. Planting of replacement trees within public areas in the City of Bulverde may also allow some benefits to public health, safety or welfare.

4. *What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances.*

This variance will have no impact on the orderly subdivision of other land in the area in accordance with the City of Bulverde code of Ordinances. Development activities started for this property before 1999, and the constraints now impacting the Subject Property are unique to this site. In addition, all of the surrounding properties are already developed.

For all of the reasons stated above, we feel that all four (4) requested variances meet the required findings of fact. We ask that the City Council carefully consider our arguments and how these variances are not detrimental but could actually be beneficial to the community.

Please schedule this variance request for the earliest available City Council meeting agenda on November 11, 2021.

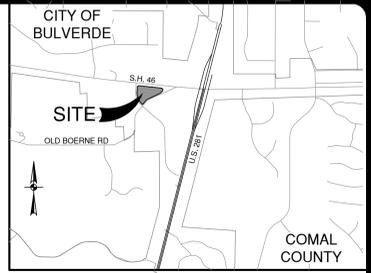
Sincerely,
Pape-Dawson Engineers, Inc.



Shauna L. Weaver, P.E.
Sr. Vice President

Attachments:

- Tree Preservation Plan (Site Plan)



LOCATION MAP
NOT TO SCALE
DATE OF PREPARATION: October 28, 2021
SCALE: 1" = 30'
0' 30' 60' 90'

- LEGEND**
- PROJECT LIMITS
 - TREES TO REMAIN
 - TREES TO BE REMOVED
 - UNPROTECTED TREES
 - EXEMPT TREES (TREES REMOVED IN BUILDING FOOTPRINT PLUS TEN FEET EXTENTS)
 - PROPOSED LARGE CANOPY 6" PLANTING TREE (825 SF CANOPY)
 - EXISTING CONTOURS
 - BUILDING FOOTPRINT PLUS TEN FEET EXTENTS
 - EXISTING IRRIGATION AREA (39,660 SF)
 - EXISTING IRRIGATION AREA NEEDING TO BE REMOVED (7,643 SF)
 - PROPOSED IRRIGATION AREA (7,750 SF)

NOTES:

17.06.005 EXCEPTIONS
(a) TREES REMOVED IN THE BUILDING FOOTPRINT PLUS TEN FEET OF SINGLE-FAMILY RESIDENTIAL STRUCTURES AND COMMERCIAL STRUCTURES ARE NOT REQUIRED TO BE MITIGATED. BUILDING FOOTPRINT INCLUDES ATTACHED STRUCTURES SUCH AS A DECK, PATIO OR GARAGE, BUT DOES NOT INCLUDE WALKWAYS, DRIVEWAYS, POOLS, OR DETACHED STRUCTURES.

SEC. 17.06.008 TREE CLASSIFICATIONS

(a) EXISTING TREES REQUIRING MITIGATION SHALL BE ANY EXISTING LIVING TREE OF A SPECIES OR TYPE, EXCLUDING CHINQUAPIN, HACKBERRY, ASHE JUNIPER (A.K.A. MOUNTAIN CEDAR), CHINESE TALLOW AND MESQUITE, THAT HAS OR POSSESSES EACH OF THE FOLLOWING CHARACTERISTICS OR CRITERIA:

Tree Type	Single Trunk Caliper	Multi-Trunk Caliper*	Minimum Height
Protected	6 inches or more	5 inches or more	12 feet
Specimen	Greater than 24" or 50% of state champion specimen in Big Tree Registry, whichever is less	N/A	N/A
Majestic	Greater than 36" or 75% of state champion specimen in Big Tree Registry, whichever is less	N/A	N/A

(b) REPLACEMENT TREES SHALL BE SIZED IN ACCORDANCE WITH THE CALIPER SIZES ESTABLISHED BY THE TEXAS ASSOCIATION OF NURSERYMEN GRADES AND STANDARDS AND SHALL HAVE A MINIMUM CALIPER OF FOUR (4) INCHES AND A MINIMUM HEIGHT OF NINE (9) FEET.

SEC. 17.06.009 TREE REMOVAL AND MITIGATION REQUIREMENTS

(a) NO HISTORIC TREE MAY BE REMOVED UNLESS THE EXCEPTIONS APPLY AS DESCRIBED IN SECTION 17.06.005 ABOVE.

(b) NO MAJESTIC TREE SHALL BE REMOVED UNLESS THE EXCEPTIONS APPLY AS DESCRIBED IN SECTION 17.06.005 ABOVE. ADDITIONAL MAJESTIC TREE REMOVAL MAY BE ALLOWED ON A CASE-BY-CASE BASIS. A SEPARATE PERMIT IS REQUIRED FOR EACH MAJESTIC TREE REMOVED. THE PLANNING AND ZONING COMMISSION SHALL REVIEW EACH PERMIT APPLICATION FOR MAJESTIC TREE REMOVAL AND MAKE A RECOMMENDATION TO CITY COUNCIL. CITY COUNCIL SHALL APPROVE OR DISAPPROVE THE PERMIT. A 3:1 MITIGATION AMOUNT IS REQUIRED FOR ANY MAJESTIC TREE REMOVED.

(c) THE TOTAL TREE REMOVAL FROM THE SITE CANNOT EXCEED 60% OF THE TOTAL CALIPER WIDTH OF PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES ON THE SITE.

(d) ANY PERSON REMOVING PROTECTED, SPECIMEN, OR MAJESTIC TREES SHALL MITIGATE SUCH REMOVAL BY PLANTING, REPLANTING, RELOCATING OR LEAVING IN PLACE REPLACEMENT TREE(S) HAVING A TOTAL CALIPER WIDTH EQUIVALENT TO THE TOTAL CALIPER WIDTH REMOVED, PLUS ANY ADDITIONAL MITIGATION AMOUNT AS STIPULATED IN SUBSECTION (B) ABOVE, IN ACCORDANCE WITH THE FOLLOWING:

(1) PROPERTY OWNER MUST FULFILL 100% OF TREE REMOVAL MITIGATION REQUIREMENTS.

(2) NO MORE THAN 35% OF THE TOTAL REPLACEMENT TREES MAY BE OF THE SAME SPECIES.

(3) AT LEAST 50% OF THE REPLACEMENT TREES SHALL EXCEED SIX INCHES (6") IN CALIPER WIDTH.

(4) WITHIN 60 DAYS OF THE 1-YEAR ANNIVERSARY OF COMPLETION OF ALL WORK PURSUANT TO A TREE REMOVAL PERMIT, THE PERMITTEE SHALL PROVIDE A REPORT FROM A CERTIFIED ARBORIST VERIFYING THE VIABILITY OF ALL REPLACEMENT TREES. THE PERMITTEE SHALL REPLACE ANY REPLACEMENT TREE THAT DIES WITHIN ONE (1) YEAR OF BEING PLANTED. A NEW ONE-YEAR WARRANTY PERIOD STARTS FOR A TREE USED TO REPLACE A DEAD REPLACEMENT TREE AND THE PERMITTEE SHALL PROVIDE A REPORT FROM A CERTIFIED ARBORIST VERIFYING THE VIABILITY OF SUCH REPLACEMENT TREES WITHIN 60 DAYS OF THE 1-YEAR ANNIVERSARY OF THE PLANTING OF SUCH REPLACEMENT TREES.

(5) REPLACEMENT TREES SHALL BE DISPersed THROUGHOUT THE SITE, PARTICULARLY IN PARKING LOTS, AS MUCH AS POSSIBLE WITH THE EXCEPTION OF ANY UTILITY EASEMENT AREAS. NO REPLACEMENT TREES SHALL BE PLANTED IN UTILITY EASEMENT AREAS.

(6) IN LIEU OF PROVIDING REPLACEMENT TREES, A PERSON MAY PAY TO THE CITY AN AMOUNT DETERMINED IN ACCORDANCE WITH THIS SUBSECTION (6), REFERRED TO HEREIN AS "CASH IN LIEU" UP TO 25% OF THE REQUIRED REPLACEMENT TREE CALIPER MAY BE PAID AS CASH IN LIEU TO THE CITY UNLESS INSUFFICIENT LAND AREA EXISTS AS DESCRIBED IN SUBSECTION (7). IMMEDIATELY BELOW ANY SUCH PAYMENTS SHALL BE DEPOSITED INTO A SPECIAL ACCOUNT OR FUND AND USED BY THE CITY TO PROVIDE OR SUPPORT SUPPLEMENTAL LANDSCAPE PLANTINGS IN PUBLIC AREAS OF THE CITY OR ACQUIRE WOODED PROPERTY THAT SHALL REMAIN IN A NATURALISTIC STATE IN PERPETUITY. A PER-CALIPER-INCH CASH VALUE FOR REPLACEMENT TREES SHALL BE SET BY THE CITY COUNCIL AFTER REVIEW AND RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION.

(7) IF INSUFFICIENT LAND AREA EXISTS TO PLANT THE REQUIRED TOTAL CALIPER WIDTH OF REPLACEMENT TREES AS DEFINED IN THIS SUBSECTION (6), REFERRED TO HEREIN AS "CASH IN LIEU" UP TO 50% OF THE REQUIRED REPLACEMENT TREE CALIPER, AT THE SOLE COST OF THE PERMITTEE, A CERTIFIED ARBORIST SHALL MAKE A WRITTEN DETERMINATION OF THE MAXIMUM TOTAL CALIPER WIDTH OF REPLACEMENT TREES THAT MAY BE PLANTED ON THE SITE.

(8) ONLY THOSE TREES MEETING AND REPLANTED IN ACCORDANCE WITH THE APPLICABLE TEXAS NURSERY & LANDSCAPE ASSOCIATION SPECIFICATIONS GRADES AND STANDARDS, OR SUCH OTHER SET OF STANDARDS AS DESIGNATED BY THE CITY FROM TIME TO TIME, SHALL SATISFY THE TREE REPLANTING REQUIREMENTS CONTAINED HEREIN.

TREE PRESERVATION CALCULATIONS

Tree Preservation Calculations		
Total surveyed trees	2,379	Inches
Maximum tree removal (60% of total)	1,427	Inches
Total surveyed trees to be removed (Removed + Exempt)	946	Inches
Percentage of total surveyed trees to be removed	39.8%	

TREE PRESERVATION/REMOVAL SUMMARY

	Trees to be removed		Exempt Trees to be removed	Total
	Protected (Inches)	Specimen (Inches)		
Protected (Inches)	963	386	325	1,674
Specimen (Inches)	344	64	125	533
Majestic (Inches)	126	46	0	172
Total (Inches)	1,433	496	450	2,379

TREE MITIGATION CALCULATIONS

Tree Mitigation Calculations		
Protected Trees Removal Mitigation at 1:1	386	Inches
Specimen Trees Removal Mitigation at 1:1	64	Inches
Majestic Trees Removal Mitigation at 3:1	138	Inches
Total Tree Removal Mitigation	588	Inches

TREE MITIGATION SUMMARY

Tree Mitigation Summary		
Mitigation - 6" Trees Onsite - Quantity	23	#
Mitigation - 6" Trees Onsite - Inches	138	Inches
Mitigation - Planted Offsite within City of Bulverde City Limits - Inches	303	Inches
Proposed total tree mitigation by planting	441	Inches
Required tree mitigation	588	Inches
Tree mitigation by payment	147	Inches
Proposed payment amount per inch	\$ 200.00	Per Inch
Proposed total payment amount for tree mitigation	\$ 29,400.00	

NOTE

SPECIES SPECIFIC TREE CLASSIFICATIONS ARE BASED ON TREE SIZE OF THE STATE CHAMPIONS WITHIN THE BIG TREE REGISTRY, PUBLISHED BY THE TEXAS A&M FOREST SERVICE, AS DIRECTED BY THE TABLE WITHIN SEC. 17.06.008(A).

Species	Protected	Specimen	Majestic
Live Oak	6"-24"	>24"-36"	>36"
Cedar Elm	6"-20"	>20"-31"	>31"
Huisache	6"-24"	>24"-37"	>37"
Gum Bumelia	6"-14"	>14"-22"	>22"
Persimmon	6"-17"	>17"-26"	>26"
Eve's Necklace	6"-11"	>11"-17"	>17"
Willow	6"-18"	>18"-27"	>27"
Crape Myrtle	6"-15"	>15"-24"	>24"
Redbud	6"	>6"-9"	>9"
Mulberry	6"-15"	>15"-23"	>23"



Date: Oct 28, 2021, 11:45am User: jg_jrj File: P:\1251\A\00\Drawings\Civil\Area\Tree\251600.dwg
 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.
 AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, Google/Google Earth, Texas Orthographic Program, USDA Farm Service Agency.

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HWY LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TREE FIRM REGISTRATION #20170801 | TREE FIRM REGISTRATION #1008880

BULVERDE PLAZA
BULVERDE, TEXAS

TREE PRESERVATION PLAN

NO.	REVISION	DATE

PLAT NO. _____
JOB NO. 12516-00
DATE OCTOBER 2021
DESIGNER jg
CHECKED DRAWN jg
SHEET 1 OF 2

7522 N Vandiver
San Antonio, TX 78209
210-788-4986
info@davidvaughanarborist.com

October 27, 2021

Pape Dawson Engineers
Shauna Weaver, Senior Vice President
2000 NW Loop 410
San Antonio, TX 78213
210-375-9000
SWeaver@pape-dawson.com

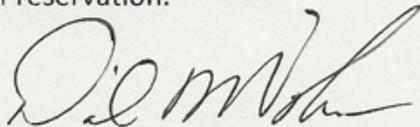
Ref: Property located in Bulverde, Texas at SH 46, Old Boerne Road, Bulverde Crossing, The HEB Triangle.
Site Visit 10-26-21.

To Whom it May Concern,

An inspection of the trees on the referenced property was conducted on 10-26-21. Recommend that three trees identified on the provided plan and tree survey listed as protected, be removed from your survey. Those trees are:

Tree #687	7-inch Live Oak	Mostly dead, diseased, single trunk is broken off at 15'. This tree is dying.
Tree #692	12-inch Live Oak	Diseased, single main trunk broken off at 15', tree is dying.
Tree #693	9-inch Live Oak	Diseased, leaning, end of single main trunk broken off at about 20 feet. Tree not expected to survive.

No other exceptions were observed during the site visit and the remaining trees on the tree survey of this property qualify as protected, specimen or majestic trees as defined by Article 17.06 Tree Preservation.



David M Vaughan
Certified Arborist TX 0118
Member American Society of Consulting Arborists
Oak Wilt Certified and Qualified

Shauna Weaver @PD

From: Strimple,Kathy <strimple.kathy@heb.com>
Sent: Friday, October 15, 2021 7:29 AM
To: Shauna Weaver @PD
Cc: Cain,Jessica
Subject: Bulverde - Texas Regional Bank

Shauna,

Please accept this email as HEB's approval for Texas Regional Bank to apply for entitlements and variances as needed to support their development of the vacant land we own, that is under contract for sale.

It's our preference to be listed as property owner, rather than applicant. If you need anything further, please let Jessica or me know.

KATHY STRIMPLE, P.E.
SR DUE DILIGENCE MANAGER
REAL ESTATE

H-E-B
646 SOUTH FLORES STREET
SAN ANTONIO, TX 78204

P 210 938 0722 | F 210 938 8697



PLANNING AND ZONING COMMISSION ITEM:
VR-21-04
VARIANCE
Noah's Ark

MEETING DATE: November 10, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Noah's Ark Development for a variance to Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.

OWNER:

Robert Keith Stoddard, Jr,

APPLICANT:

Noah's Ark Development
30435 US Highway 281 N
Bulverde, TX 78163

PROPERTY INFORMATION:

Address: 30665 US Highway 281 N
Legal Description: Agapito Gayton Survey, Abstract 174, acres 6.00
Owner: Robert Keith Stoddard, Jr,
Existing Land Use: Undeveloped
Existing Zoning: C-2, Commercial District

SUMMARY:

The applicant, Noah's Ark Development, intends to develop a 6.00-acre tract of land into a 145,325-square-foot expansion (in three (3) phases of development) of an existing self-storage facility located on the adjacent property to the south. The property is located on the west side of US Hwy 281 north of Bulverde Road, within the City Limits of the City of Bulverde.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

The applicant has the following variance requests:

Cuts. The applicant is requesting a variance to the cut requirements in Chapter 17, Section 17.04.003 of the Bulverde Code of Ordinances. **The proposed maximum depth of cut exceeds four (4) feet.**

Fills. The applicant is requesting a variance to the fill requirements in Chapter 17, Section 17.04.004 of the Bulverde Code of Ordinances. **The proposed maximum depth of fill exceeds (4) feet.**

The applicant's request is included in the application for each variance request, which is attached to this staff report. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.

ANALYSIS:

Cuts. To develop the subject property, as shown in the attached exhibits, the applicant is proposing to cut areas of the site that exceed 4 feet in depth (as high as 10 feet). Section 17.04.003 of the City of Bulverde Code of Ordinances defines "cut" as: *the removal of naturally occurring earth material for the purpose of creating a more level building area. Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.*

Fills. According to the attached exhibits, the applicant is also proposing to fill areas of the site that exceed 4 feet in depth (as high as 10 feet). Pursuant to Section 17.04.004 of the City of Bulverde Code of Ordinances, *fills associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.*

Halff Associates and City staff reviewed all documents submitted with this variance request. Review comments associated with the requested variance can be found in the attached review memo. The applicant submitted a grading plan after the last meeting. Design plans will need to be provided for all retaining walls, signed and sealed by a licensed structural engineer. Make sure walls have adequate fall protection (i.e. guardrail/fencing) and drainage features to safely convey off-site runoff to the property.

Section 17.04.006, which pertains to relief from cut and fill requirements, provides a variance process in which a *request for cuts or fills greater than eight (8) feet may be approved by the City Council in accordance with Section 1.07 of Chapter 10, Exhibit A, of the City of Bulverde Code of Ordinances.*

PREVIOUS PLANNING & ZONING COMMISSION ACTION:

This item was tabled at the October 14, 2021 meeting.

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.

(ii) In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;

2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.

ATTACHMENTS:

- A. Halff Review Memo
- B. Application
- C. Letter of Authorization
- D. Survey
- E. Topographic & Tree Survey
- F. Site Plan
- G. Elevations



Application for Variance

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

Date: 14 September 2021

Case No. _____

Applicant Information:

Noah's Ark Development 210-307-5599
Name Phone Fax
30435 US HWY 281 N BULVERDE, TX 78163 cecelia@noahsarkdevelopment.com
Address Email

Property Owner Information:

ROBERT KEITH STODDARD JR 210-723-8118
Name Phone Fax
Address ks@stoddardgc.com
Email

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

Property Identification:

Street Address: 30665 U.S. Highway 281 N, Bulverde, TX 78163
Legal Description: A 6.000-acre tract of land situated in the Agapito Gayton Survey, Abstract No. 174, Comal County, Texas, out of that certain 10.02 Acre tract conveyed to Robert Keith Stoddard, described in document No. 200106026299, official public records, Comal County
Zoning District Classification: C-2

Description of Request:

1. Variance to Section 17.04.006 of the City of Bulverde Code of Ordinances, which requires:
The city manager may approve a cut or fill of not more than eight feet.

2. Variance to Section 17.03.005 of the City of Bulverde Code of Ordinances, which requires:
Disturbance associated with the preparation of land for development of lots or improvements shall not disturb more than that percentage of the surface area indicated.

3. Variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, which requires:
The total tree removal from the site cannot exceed 60% of the total caliper width of protected, specimen, majestic, or historic trees.

4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

Cecelia Parra

14 September 2021

Signature of Owner/Applicant

Date

Fees: \$1,500

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)

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

VARIANCE CRITERIA EXPLANATION FORM

Article 17.04 Cut and Fill Requirements

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

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

The existing property has over 35 ft. of fall from the northwest corner to the southeast corner with a 7 ft.+/- "ridge" dissecting the middle of the site. Cut/fill exceeding limits of 8 ft. put forth in Article 17.04 will be required for development of the proposed self-storage use.

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Reasonable efforts shall be made to limit cut/fill to comply with 17.04. However, there will be portions of the site which will need to be graded in excess of those limitations, up to 15 ft. in isolated cases.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

In the case of cut/fill exceeding limitations of 17.04, best management practices identified in the approved stormwater pollution prevention plan or the appropriate permit issued by the Texas Commission on Environmental Quality will be constructed so that water quality levels would be the same or better quality as would result from a cut or fill of not more than four (4) feet. Railings will be added in case walls are needed.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

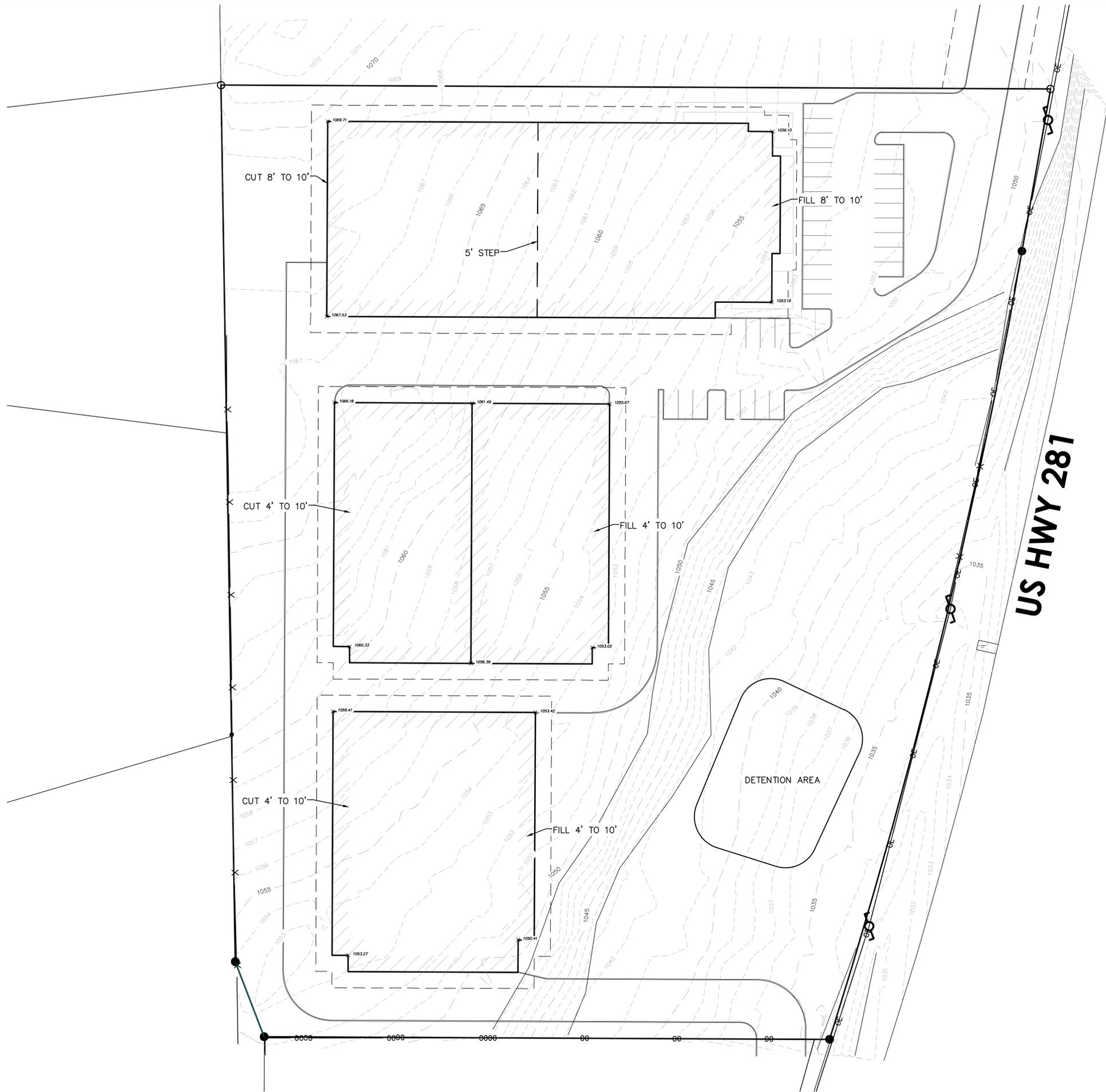
None, as the effects are internal to the site.

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

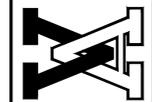
The following responses were provided by the applicant and may not be consistent with the Department staff report.

Oct 25, 2021 - 5:16pm
 R:\U-Austin Projects\3041-001 - 30413 US Hwy 281 N - Noah's Ark Self Storage - Bulverde TX\Engineering\DWG\SitePlan.dwg

DRAWN BY: RM CHECKED BY: VW APPROVED BY: VW



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway San Antonio, TX 78216
 Telephone: (210) 349-3271
 Firm Registration No: F-159



NOAH'S ARK SELF STORAGE
 30435 U.S. HWY 281 N, BULVERDE, TX 78163

SITE EXHIBIT
 NOAH'S ARK SELF STORAGE
 BULVERDE, TEXAS

DATE: OCT. 2021	
Vertical Scale	1"=N/A
Horizontal Scale	1"=30'
SHEET	OF
1	1
PROJ NO. 3041-001	

REVISIONS	
NO.	DESC.
1	
2	
3	
4	
Δ	

DATE

DOC. NO. Z00106026277
O.P.R.C.C.TX.

ISSUE	DATE
OWNER REVIEW	1/11/2021
	1/20/2021
	8/19/2021
	9/13/2021
	10/22/2021



SITE AREA	
261,395 SF	6.00 ACRES
BUILDING DATA	
PHASE 1	
98,625 TOTAL GSF	
RETAIL 1,800 SQ FT	
RENTAL OFFICE 1000 SQ FT	
SUPPORT 270 SQ FT	
	3070 SQ FT
CORP OFFICE 6075 SQ FT	
STORAGE 89,480 GSF	
APPROX 68,000 NET RENTABLE	
PHASE 2	
STORAGE 27,000 GSF	
PHASE 3	
19,700 TOTAL GSF	

SADDLE RIDGE
SUBDIVISION
UNIT 1
VOL 13, PG 42-48
LOT 105

LOT 70

N 21°05'23" W
49.48'

3 STORY
32,875 SF/FLOOR
98,625 GSF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 3
1 STORY
19,700 SF

RETAIL
1200 SF
2000
2000
2000
2000

OFFICE
1000 SF

US HWY 281

A=499.73'
R=3759.72'
D=7°36'56"
CH=S 13°46'28" W
CHL=499.36'

LOT 1
3.50 ACRES
NOAH'S ARK
VOL 12 PG 141

N 89°44'16" W 349.54'



SITE DEVELOPMENT PLAN

scale 1" = 30.0'

NOAH'S ARK
SELF STORAGE/
CORP OFFICE
US HWY 281 NORTH
BULVERDE, TX 78163

**Kaufman
Design
Group**

ARCHITECTURE

12371 E. LINCOLN CT.
WICHITA, KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
SITE ARCHITECTURAL

SHEET NUMBER

SA1

OF SHEETS

REVIEW MEMORANDUM

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

SUBJECT: Variance requests
Noah's Ark PDD-21-04

DATE: November 2, 2021

Halff Associates, on behalf of the City of Bulverde, has reviewed the variance requests for the proposed Noah's Ark storage facility expansion off Hwy 281. Following review of the submitted documents, Halff is providing the following comments to consider (additional comments in red):

1. The TIA Worksheet was not completed in accordance with CoB Code of Ordinances Ch. 10, Section 2.04 (b) (iii) 2). Insufficient information was provided to evaluate the TIA Worksheet. – **No additional TIA info submitted. Please provide.**
2. The fire marshal should be consulted regarding the site plan, which appears to show part of this site's access via the parcel to the north. There is nothing nearby existing to connect to. Northern property is not owned by the same person, and nothing to indicate how/when that access will be extended through the adjacent property. Access via the current Noah's Ark area to the south is also shown. This access may not be adequate for emergency response. The geometry seems too tight for fire trucks to navigate, and it's uncertain this layout meets typical fire department requirements for maximum dead-end length without a cul-de-sac. - **Minimum turning radius for fire engine is 25 feet inside and 50 feet outside (2018 Fire Code). The current plan appears to have 30' outside radii at the southern entrance and around the back of the southern building and will need to be adjusted to meet the fire code.**

Joint access is being proposed with the property to the north. A legal access easement will need to be established.
3. Cut and Fill variance – No proposed grading was provided to visualize how cut/fill will be limited to comply with City code. Where are the isolated cases of 15'+ grading? Would be helpful to show a proposed grading plan with locations of cut/fill in excess of 4'. – **Provided grading plan assumes cuts and fills up to 10 feet in several areas. Design plans will need to be provided for all retaining walls, signed and sealed by a licensed structural engineer. Make sure walls have adequate fall protection (i.e. guardrail/fencing) and drainage features to safely convey offsite runoff to the property.**
4. Tree removal variance – Applicant is proposing to only save 13% of the caliper width of protected trees vs. the required 60%. This seems excessive. – **Revised plan removed building and parking lot on east side, saving an additional 20 trees and increasing the proposed saved percentage from 13% to approximately 19%. This is still very short of the required 60%.**

5. Steep Slope variance – Applicant did not provide a slope map identifying sections of slope per Section 4.04 of the subdivision code. Would be helpful to show a proposed grading plan with locations of cut/fill in excess of 4'. – Slope map provided shows improvements are not proposed in areas over 15% sloped, except a single roadway/access crossing. A geotechnical/slope stability analysis may be needed to plan for stabilization of retaining walls and buildings that are close to a steep slope.
6. A storm drainage system will probably be needed to convey most of the impervious surfaces through the proposed detention pond.

Please keep these comments in mind as the City considers the variance requests. Many of these comments can be addressed during detailed design. Traffic Impact Analysis should be completed before to ensure no additional street improvements are needed.



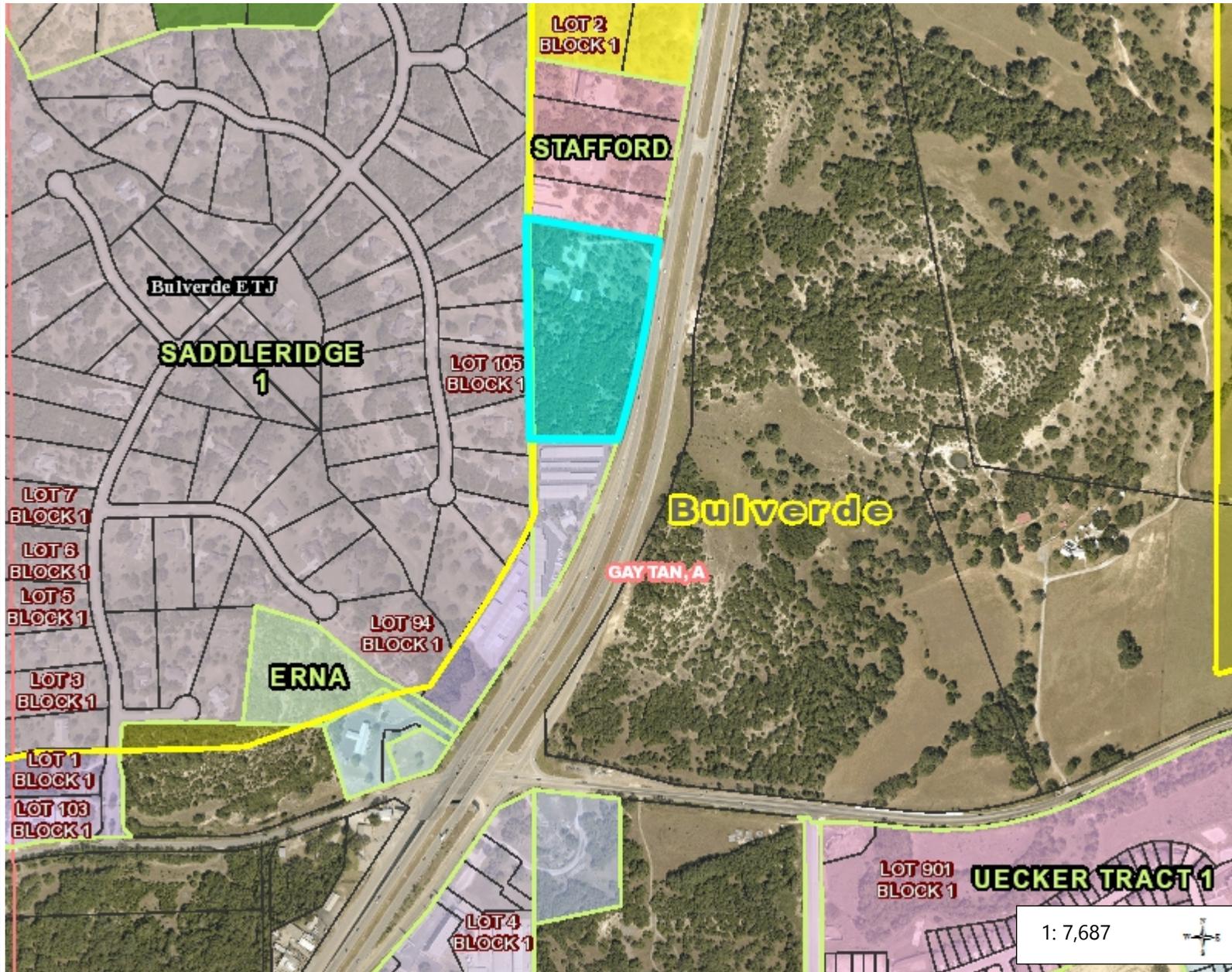
Sam Edwards, PE, CFM
Halff Associates, Inc.

CC. Adrian Garcia, PE, CFM – City Engineer, Bulverde
Susanna Ramos, AICP – City Planner, Bulverde
Josh Logan, PE, CFM – Halff Associates Senior Project Manager



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
- Vacate & Replat
- Amendment to Plat
- Amending Plat
- Vacating Plat
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



FLOODPLAIN



Legend

- Addresses
- Culverts
- Guardrails
- Major Roads
 - Farm roads
 - Highways
- Streets
- Major Thoroughfares
 - Collector Road
 - Freeway
 - Local Road
 - Primary Arterial
 - Secondary Arterial
- LOMAs
- LOMRs
- FEMA Floodplain 100 Yr
- Firm Panel
- Floodway
- 500 Yr Floodplain
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

1: 5,597



0.2 0 0.09 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Edwards Aquifer Contributing Zone



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MATERIAL LEGEND

TAG	TAG	DESCRIPTION	MANUF/COLOR
(A)		24 GA. ARCHITECTURAL STEEL PANEL 1 1/8" DEEP HORIZONTAL FLUTE	MBCI A PANEL COPPER METALLIC
(B)		NATIVE DIMENSIONAL CUT LIMESTONE	TO BE SELECTED
(C)		24 GA. ARCHITECTURAL STEEL PANEL HORIZONTAL INSTALLATION	MBCI D PANEL DOVE METALLIC
(D)		STEEL FRAMING & CANOPY OR SHADE STRUCTURE	PAINT TO BE SELECTED
(E)		STOREFRONT ALUM. GLAZING SYSTEM	ANODIZED ALUMINUM FRAME
(F)			
(G)			

MASONRY 28% OF EAST FACADE
LESS DOORS AND WINDOWS

LOW EAVE
ELEV 132'-0"

3rd FINISH FLOOR
ELEV 122'-0"

2nd FINISH FLOOR
ELEV 111'-0"

1st FINISH FLOOR
ELEV 95'-0"



EAST FRONTAGE ELEVATION

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

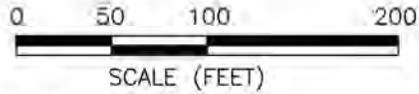
SCALE 3/32" = 1'-0"



NORTH ELEVATION

SCALE 3/32" = 1'-0"

ROBERT KEITH STODDARD
 REMAINDER OF
 A TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.



LOT 68

LOT 69

SADDLE RIDGE
 SUBDIVISION
 UNIT 1
 VOL 13 PG
 42-48

LOT 105

LOT 70

FOUND 1/2" IRON

LOT 71

6.00 ACRES
 OUT OF A
 TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.

(UNIMPROVED)

A=499.73'
 R=3759.72'
 D=7°36'56"
 CH=S 13°46'28" W
 CHL=499.36'

GRID COORDINATES
 N:13819660.64
 E:2148425.92
 Z:1033.54

N 21°05'23" W
 49.48'

FOUND 1/2" IRON
 ROD "4233"

N 89°44'16" W 349.54'

LOT 1
 3.50 ACRES
 NOAH'S ARK
 VOL 12 PG 14)

US HWY 281

S 10°02'32" W
 101.29'

FOUND 1/2" IRON
 CAPPED "ACS
 INC. SA"

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: 06/18/2021

LEGAL DESCRIPTION

SURVEY OF A 6.000 ACRE TRACT OF LAND SITUATED IN THE AGAPITO GAYTON SURVEY, ABSTRACT NO. 174, COMAL COUNTY, TEXAS, OUT OF THAT CERTAIN 10.02 ACRE TRACT CONVEYED TO ROBERT KEITH STODDARD, DESCRIBED IN DOCUMENT NO. 200106026299, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



**SHERWOOD
 SURVEYING & S.U.E.**
 UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
 6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200
 SPRING BRANCH, TEXAS 78070
 PHONE (830) 228-5788 FAX (830) 885-2170



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF JUNE, 2021, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Richard A. Goodwin JUNE 29, 2021
 RICHARD A. GOODWIN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069



P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
TBPELS FIRM #10044200

6.000 ACRES

FN NO. 21NAD001

JUNE 29, 2021

FIELDNOTE DESCRIPTION

BEING A 6.000 ACRE TRACT, SITUATED IN THE AGAPITO GAYTON SURVEY NO. 194, ABSTRACT NUMBER 174, OUT OF THAT CERTAIN 10.02 ACRE TRACT RECORDED IN DOCUMENT NUMBER 200106026299 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 6.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A ½" IRON ROD FOUND SITUATED ON THE WESTERLY LINE OF U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF LOT 1, NOAH'S ARK, A SUBDIVISION RECORDED IN VOLUME 12, PAGE 141, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID 10.02 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°44'16" W, ALONG THE NORTHERLY LINE OF SAID LOT 1, NOAH'S ARK SUBDIVISION, COMMON WITH THE SOUTHERLY LINE OF SAID 10.02 ACRE TRACT, A DISTANCE OF 349.54 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 SITUATED IN THE EASTERLY LINE OF SADDLE RIDGE SUBDIVISION, UNIT 1, RECORDED IN VOLUME 13, PAGE 42-48, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID 10.02 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID 10.02 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID SADDLE RIDGE SUBDIVISION, UNIT 1, THE FOLLOWING COURSES:

N 21°05'23" W, A DISTANCE OF 49.48 FEET TO A ½" IRON ROD FOUND;

N 00°56'03" W, A DISTANCE OF 539.39 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°44'16" E, SEVERING SAID 10.02 ACRE TRACT, A DISTANCE OF 512.70 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" ON THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE, ALONG THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281,
THE FOLLOWING COURSES:

S 10°02'32" W, A DISTANCE OF 101.29 FEET TO A FOUND ½" IRON ROD
CAPPED "ACS INC. SA" AT THE BEGINNING OF A CURVE TO THE RIGHT;

IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 3759.72 FEET, AN ARC
LENGTH OF 499.73 FEET, A CENTRAL ANGLE OF 07° 36' 56", AND
HAVING A CHORD BEARING OF S 13°46'28" TO THE **POINT OF BEGINNING**,
CONTAINING AN AREA OF 6.00 ACRES OF LAND MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING
IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION.

 6/29/21

RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



AUTHORIZATION LETTER FOR THE CITY OF BULVERDE

DATE: 14 Sept. 2021

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

RE: Owner Authorization for Noah's Ark Development (the "Applicant")

This is to certify that I, ROBERT KEITH STODDARD JR (property owner) am the owner of the property located at 30665 US Hwy 281 N Bulverde, TX 78163. Please accept this letter as my authorization to allow NOAH'S GP, INC., DBA NOAH'S ARK DEVELOPMENT (applicant) to submit applications for the referenced property to the Planning and Zoning Commission of the City of Bulverde.

Owners Signature: Keith Stoddard
Owners Phone Number: 210-723-8118
Owners Email Address: ks@stoddardgc.com



PLANNING AND ZONING COMMISSION ITEM:
VR-21-05
VARIANCE
Noah's Ark

MEETING DATE: November 10, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Noah's Ark Development for a variance to Chapter 17, Section 17.06.009, related to Tree Removal and Mitigation, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.

OWNER:

Robert Keith Stoddard, Jr,

APPLICANT:

Noah's Ark Development
30435 US Highway 281 N
Bulverde, TX 78163

PROPERTY INFORMATION:

Address: 30665 US Highway 281 N
Legal Description: Agapito Gayton Survey, Abstract 174, acres 6.00
Owner: Robert Keith Stoddard, Jr,
Existing Land Use: Undeveloped
Existing Zoning: C-2, Commercial District

SUMMARY:

The applicant, Noah's Ark Development, intends to develop a 6.00-acre tract of land into a 145,325-square-foot expansion (in three (3) phases of development) of an existing self-storage facility located on the adjacent property to the south. The property is located on the west side of US Hwy 281 north of Bulverde Road, within the City Limits of the City of Bulverde.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

The applicant has the following variance requests:

Tree Removal and Mitigation. The applicant is requesting a variance to exceed 60% of the total caliper width of specimen trees allowed to be removed on site. The site has a total of 3,711 caliper inches of protected trees. There are 1,119 inches proposed to be removed from within the building pad or 10' setback. They are proposing to remove an additional 2,592 caliper inches that are not exempt. Out of the 60% required to be preserved or 1,555.2 caliper inches, the applicant is only proposing to preserve 1301 caliper inches that account for 50.19% of the total caliper inches.

The applicant has submitted an explanation for each variance request in their application, which is attached to this staff report. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.

ANALYSIS:

Under Section 17.06.009(c) of the Bulverde Code of Ordinances, *total tree removal from the site cannot exceed 60% of the total caliper width of protected, specimen, majestic, or historic trees on site.* **However, the proposed removal of 1,119 caliper inches does not comply with the current ordinance because it accounts for 49.81% of the total caliper width of protected trees on the subject property.**

Under Section 17.06.009(d)(7) of the Bulverde Code of Ordinances, *If insufficient land area exists to plant the required total caliper width of replacement trees as defined in this section, then the cash in lieu amount can be applied up to 50% of the required replacement tree caliper. At the sole cost of the permittee, a certified arborist shall make a written determination of the maximum total caliper width of replacement trees that may be planted on the site.* **The applicant is not proposing any mitigation for the removal of the protected trees.**

Halff Associates and City staff reviewed all documents submitted with this variance request. Review comments associated with the requested variance can be found in the attached review memo.

PREVIOUS PLANNING & ZONING COMMISSION ACTION:

This item was tabled at the October 14, 2021, meeting.

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) *Variations to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue*

hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.

(ii) In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
- 3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
- 4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

ATTACHMENTS:

- A. Halff Review Memo
- B. Application
- C. Letter of Authorization
- D. Noah's Ark Tree Calculations
- E. Site Plan Exhibit
- F. Survey
- G. Topographic & Tree Survey
- H. Elevations
- I. Additional Exhibits



Application for Variance

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

Date: 14 September 2021

Case No. _____

Applicant Information:

Noah's Ark Development 210-307-5599
Name Phone Fax
30435 US HWY 281 N BULVERDE, TX 78163 cecelia@noahsarkdevelopment.com
Address Email

Property Owner Information:

ROBERT KEITH STODDARD JR 210-723-8118
Name Phone Fax
Address ks@stoddardgc.com
Email

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

Property Identification:

Street Address: 30665 U.S. Highway 281 N, Bulverde, TX 78163
Legal Description: A 6.000-acre tract of land situated in the Agapito Gayton Survey, Abstract No. 174, Comal County, Texas, out of that certain 10.02 Acre tract conveyed to Robert Keith Stoddard, described in document No. 200106026299, official public records, Comal County
Zoning District Classification: C-2

Description of Request:

1. Variance to Section 17.04.006 of the City of Bulverde Code of Ordinances, which requires:
The city manager may approve a cut or fill of not more than eight feet.

2. Variance to Section 17.03.005 of the City of Bulverde Code of Ordinances, which requires:
Disturbance associated with the preparation of land for development of lots or improvements shall not disturb more than that percentage of the surface area indicated.

3. Variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, which requires:
The total tree removal from the site cannot exceed 60% of the total caliper width of protected, specimen, majestic, or historic trees.

4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

Cecelia Parra

14 September 2021

Signature of Owner/Applicant

Date

Fees: \$1,500

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)

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

VARIANCE CRITERIA EXPLANATION FORM

17.06.009 – Tree Removal

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

- 5) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.
According to the latest tree survey, there are more than 3,750 caliper inches of trees located throughout the site.

- 6) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
The scattered locations of the trees make it difficult to adhere to Sec. 17.06.009 (C) regarding not exceeding 60%, with the proposed self-storage (or any) use. In order to comply with the ordinance, such a small percentage of the site could be reasonably developed for commercial/retail, that up to 75% of the lot would need to remain undisturbed.

- 7) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.
Tree removal, by its nature, is not detrimental to the public's safety.

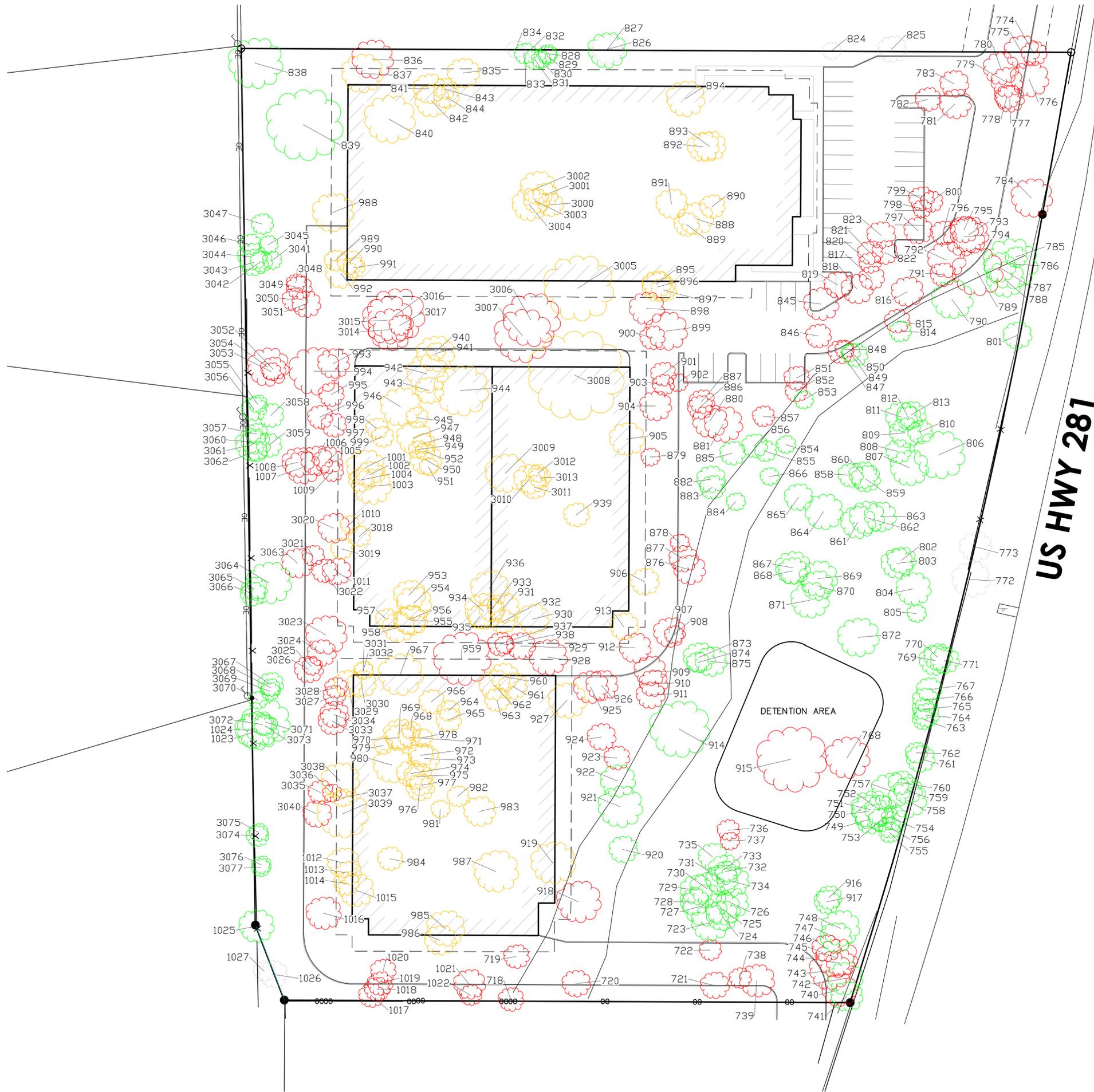
- 8) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

None.

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

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

Oct 25, 2021 - 4:27pm
 R:\U-Austin Projects\3041-001 - 3043 US Hwy 281 N - Noah's Ark Self Storage - Bulverde TX\Engineering\DWG\TreeExhibit.dwg



LEGEND

-  TREES TO BE PROTECTED
-  TREES REMOVED IN THE BUILDING FOOTPRINT PLUS TEN FEET
-  TREES TO BE REMOVED
-  TREES NOT ON THE PROPERTY

VICKREY & ASSOCIATES, LLC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway San Antonio, TX 78216
 Telephone: (210) 349-3271
 Firm Registration No: F-159



NOAH'S ARK SELF STORAGE
 30435 U.S. HWY 281 N, BULVERDE, TX 78163

TREE EXHIBIT
 NOAH'S ARK SELF STORAGE
 BULVERDE, TEXAS

REVISIONS	
1	
2	
3	
4	
Δ	DESC.

DATE: OCT. 2021
 Vertical Scale 1"=N/A
 Horizontal Scale 1"= 30'
 0 15' 30' 45'

SHEET	OF
1	1

PROJ NO. 3041-001

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
718	T OAK 8		8		
719	T OAK 8		8		
720	T OAK 9 8 MT		13		
721	T OAK 9		9		
722	T OAK 7 6 MT		10		
723	T OAK 12		12	12	
724	T OAK 10 7 MT		13.5	13.5	
725	T OAK 11		11	11	
726	T OAK 10		10	10	
727	T OAK 14		14	14	
728	T OAK 9		9	9	
729	T OAK 10		10	10	
730	T OAK 11		11	11	
731	T OAK 10		10	10	
732	T OAK 7		7	7	
733	T OAK 10 9 MT		14.5	14.5	
734	T OAK 10		10	10	
735	T OAK 9		9	9	
736	T OAK 7		7		
737	T OAK 6		6		
738	T OAK 7		7		
739	T OAK 11		11		
740	T OAK 11		11		
741	T OAK 10 9 MT		14.5	14.5	
742	T OAK 11 11 MT		16.5	16.5	
743	T OAK 13		13		
744	T OAK 9 8 MT		13		
745	T OAK 13		13		
746	T OAK 9		9		
747	T OAK 10		10	10	
748	T OAK 12		12	12	
749	T OAK 10		10	10	
750	T OAK 11		11	11	
751	T OAK 13		13	13	
752	T OAK 10		10	10	
753	T OAK 8		8	8	
754	T OAK 8		8	8	
755	T OAK 7		7	7	
756	T OAK 7		7	7	
757	T OAK 12		12	12	
758	T OAK 12 8 MT		16	16	
759	T OAK 9		9	9	
760	T OAK 8		8	8	
761	T OAK 9		9	9	
762	T OAK 7		7	7	
763	T OAK 7		7	7	

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
764	T OAK 8		8	8	
765	T OAK 7		7	7	
766	T OAK 8		8	8	
767	T OAK 8		8	8	
768	T OAK 14 11 MT	19.5			
769	T OAK 10 9 MT	14.5		14.5	
770	T OAK 9		9	9	
771	T OAK 9		9	9	
772	T OAK 12		12		
773	T OAK 10		10		
774	T OAK 8		8		
775	T OAK 11		11		
776	T OAK 12		12		
777	T OAK 9		9		
778	T OAK 8		8		
779	T OAK 10		10		
780	T OAK 11		11		
781	T OAK 10		10		
782	T OAK 8		8		
783	T OAK 9		9		
784	T OAK 13		13		
785	T OAK 7		7	7	
786	T OAK 17		17	17	
787	T OAK 10		10	10	
788	T OAK 12		12	12	
789	T OAK 16		16		
790	T OAK 13		13	13	
791	T OAK 8		8		
792	T OAK 12		12		
793	T OAK 12		12		
794	T OAK 13		13		
795	T OAK 9		9		
796	T OAK 8		8		
797	T OAK 9		9		
798	T OAK 6		6		
799	T OAK 8 8 MT		12		
800	T OAK 7		7		
801	T OAK 9		9	9	
802	T OAK 9		9	9	
803	T OAK 10		10	10	
804	T OAK 11 11 MT	16.5		16.5	
805	T OAK 6		6	6	
806	T OAK 16		16	16	
807	T OAK 12		12	12	
808	T OAK 8 8 MT		12	12	
809	T OAK 10		10	10	

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
810	T OAK 8 8 6 MT	15		15	
811	T OAK 10	10		10	
812	T OAK 8	8		8	
813	T OAK 9	9		9	
814	T OAK 7	7		7	
815	T OAK 8	8			
816	T OAK 10 7 MT	13.5			
817	T OAK 8	8			
818	T OAK 10 9 MT	14.5			
819	T OAK 9	9			
820	T OAK 7	7			
821	T OAK 8	8			
822	T OAK 8	8			
823	T OAK 9	9			
824	T OAK 6		6		
825	T OAK 9		9		
826	T OAK 10		10		
827	T OAK 12	12		12	
828	T OAK 6	6		6	
829	T OAK 6	6		6	
830	T OAK 6	6		6	
831	T OAK 7	7		7	
832	T OAK 6		6		
833	T OAK 7	7		7	
834	T OAK 6		6		
835	T OAK 10 9 MT	14.5			14.5
836	T OAK 13	13			
837	T OAK 13 9 MT	17.5			17.5
838	T OAK 17	17		17	
839	T OAK 24	24		24	
840	T OAK 16	16			16
841	T OAK 10	10			10
842	T OAK 11	11			11
843	T OAK 7	7			7
844	T OAK 8 8 MT	12			12
845	T OAK 11	11			
846	T OAK 8 7 MT	11.5			
847	T OAK 8	8			
848	T OAK 6	6			
849	T OAK 6	6		6	
850	T OAK 8	8		8	
851	T OAK 8	8			
852	T OAK 7	7			
853	T OAK 6	6		6	
854	T OAK 6	6		6	
855	T OAK 7	7		7	

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
856	T OAK 8		8	8	
857	T OAK 7		7		
858	T OAK 8		8	8	
859	T OAK 9		9	9	
860	T OAK 9		9	9	
861	T OAK 11		11	11	
862	T OAK 11		11	11	
863	T OAK 10		10	10	
864	T OAK 12		12	12	
865	T OAK 9		9	9	
866	T OAK 6		6	6	
867	T OAK 11		11	11	
868	T OAK 9		9	9	
869	T OAK 12		12	12	
870	T OAK 10		10	10	
871	T OAK 12		12	12	
872	T OAK 13 11 MT		18.5	18.5	
873	T OAK 10 8 5 MT		16.5	16.5	
874	T OAK 7		7	7	
875	T OAK 10		10	10	
876	T OAK 10		10		
877	T OAK 9		9		
878	T OAK 6		6		
879	T OAK 6		6		
880	T OAK 11		11		
881	T OAK 12		12		
882	T OAK 9		9	9	
883	T OAK 8		8	8	
884	T OAK 6		6	6	
885	T OAK 8		8	8	
886	T OAK 8		8		
887	T OAK 8		8		
888	T OAK 11		11		11
889	T OAK 8		8		8
890	T OAK 8		8		8
891	T OAK 10		10		10
892	T OAK 10		10		10
893	T OAK 10		10		10
894	T OAK 12		12		12
895	T OAK 9		9		9
896	T OAK 10		10		10
897	T OAK 8		8		8
898	T OAK 11		11		
899	T OAK 13		13		
900	T OAK 8		8		
901	T OAK 8		8		

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
902	T OAK 6	6	6		
903	T OAK 7	7	7		
904	T OAK 10	10	10		
905	T OAK 11	11	11		11
906	T OAK 9	9	9		9
907	T OAK 10	10	10		
908	T OAK 6	6	6		
909	T OAK 10	10	10		
910	T OAK 9	9	9		
911	T OAK 9	9	9		
912	T OAK 10	10	10		
913	T OAK 9	9	9		9
914	T OAK 19	19	19	19	
915	T OAK 22	22	22		
916	T OAK 8	8	8	8	
917	T OAK 8	8	8	8	
918	T OAK 14	14	14		
919	T OAK 14	14	14		14
920	T OAK 9 8 MT	13	13	13	
921	T OAK 14	14	14	14	
922	T OAK 11	11	11	11	
923	T OAK 8	8	8		
924	T OAK 9	9	9		
925	T OAK 11	11	11		
926	T OAK 10	10	10		
927	T OAK 12	12	12		12
928	T OAK 12	12	12		
929	T OAK 9	9	9		
930	T OAK 10	10	10		10
931	T OAK 10	10	10		10
932	T OAK 8	8	8		8
933	T OAK 8	8	8		8
934	T OAK 12	12	12		12
935	T OAK 8	8	8		8
936	T OAK 12	12	12		12
937	T OAK 8	8	8		
938	T OAK 6	6	6		
939	T OAK 8	8	8		8
940	T OAK 6	6	6		6
941	T OAK 12	12	12		12
942	T OAK 13	13	13		13
943	T OAK 9	9	9		9
944	T OAK 17	17	17		17
945	T OAK 7	7	7		7
946	T OAK 13	13	13		13
947	T OAK 11	11	11		11

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
948	T OAK 7		7	Keep	7
949	T OAK 6		6		6
950	T OAK 10		10		10
951	T OAK 6		6		6
952	T OAK 6		6		6
953	T OAK 10		10		10
954	T OAK 11		11		11
955	T OAK 10		10		10
956	T OAK 10		10		10
957	T OAK 7		7		7
958	T OAK 10		10		10
959	T OAK 18		18		18
960	T OAK 9		9		9
961	T OAK 9		9		9
962	T OAK 10		10		10
963	T OAK 8		8		8
964	T OAK 7		7		7
965	T OAK 8		8		8
966	T OAK 8		8		8
967	T OAK 14 8 MT		18		18
968	T OAK 6		6		6
969	T OAK 10		10		10
970	T OAK 9		9		9
971	T OAK 7		7		7
972	T OAK 8		8		8
973	T OAK 9		9		9
974	T OAK 9		9		9
975	T OAK 9		9		9
976	T OAK 9		9		9
977	T OAK 7		7		7
978	T OAK 6		6		6
979	T OAK 6		6		6
980	T OAK 12		12		12
981	T OAK 6		6	6	
982	T OAK 7		7	7	
983	T OAK 10		10	10	
984	T OAK 8		8	8	
985	T OAK 12		12	12	
986	T OAK 10		10	10	
987	T OAK 14		14	14	
988	T OAK 13		13	13	
989	T OAK 7		7	7	
990	T OAK 8		8	8	
991	T OAK 7		7	7	
992	T OAK 10		10	10	
993	T OAK 10		10	10	

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
994	T OAK 16		16		
995	T OAK 8		8		
996	T OAK 8		8		
997	T OAK 8		8		
998	T OAK 7		7		7
999	T OAK 7 6 6 6 MT		16		16
1001	T OAK 12		12		12
1002	T OAK 9		9		9
1003	T OAK 12		12		12
1004	T OAK 8		8		8
1005	T OAK 9		9		
1006	T OAK 10		10		
1007	T OAK 11		11		
1008	T OAK 10		10		
1009	T OAK 7		7		
1010	T OAK 6		6		6
1011	T OAK 9		9		
1012	T OAK 10		10		10
1013	T OAK 8		8		8
1014	T OAK 8		8		8
1015	T OAK 11		11		11
1016	T OAK 11		11		
1017	T OAK 8		8		
1018	T OAK 8		8		
1019	T OAK 8		8		
1020	T OAK 8		8		
1021	T OAK 10		10		
1022	T OAK 7		7		
1023	T OAK 13 9 MT		17.5	17.5	
1024	T OAK 12		12	12	
1025	T OAK 11 8 7 MT		18.5	18.5	
1026	T OAK 9 6 MT				12
1027	T OAK 7				7
3000	T OA 8		8		8
3001	T OA 8		8		8
3002	T OA 11		11		11
3003	T OA 8		8		8
3004	T OA 11		11		11
3005	T OA 22		22		22
3006	T OA 18		18		
3007	T OA 18		18		
3008	T OA 30 MT		30		30
3009	T OA 13		13		13
3010	T OA 10		10		10
3011	T OA 8		8		8
3012	T OA 6		6		6

Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
3013	T OA 7		7		7
3014	T OA 14 MT		14		
3015	T OA 16		16		
3016	T OA 18		18		
3017	T OA 7		7		
3018	T OA 7		7		7
3019	T OA 7		7		7
3020	T OA 10		10		
3021	T OA 7		7		
3022	T OA 8		8		
3023	T OA 13		13		
3024	T OA 9		9		
3025	T OA 6		6		
3026	T OA 9		9		
3027	T OA 7		7		
3028	T OA 7		7		
3029	T OA 9		9		9
3030	T OA 9		9		9
3031	T OA 6		6		6
3032	T OA 6		6		6
3033	T OA 9		9		
3034	T OA 9		9		
3035	T OA 8		8		
3036	T OA 6		6		
3037	T OA 6		6		6
3038	T OA 12		12		12
3039	T OA 16		16		16
3040	T OA 9		9		
3041	T OA 6		6	6	
3042	T OA 7		7	7	
3043	T OA 9		9	9	
3044	T OA 9		9	9	
3045	T OA 6		6	6	
3046	T OA 7		7	7	
3047	T OA 7		7	7	
3048	T OA 6		6		
3049	T OA 8		8		
3050	T OA 8		8		
3051	T OA 9		9		
3052	T OA 8		8		
3053	T OA 6		6		
3054	T OA 13		13		
3055	T OA 6		6	6	
3056	T OA 8		8	8	
3057	T OA 7		7	7	
3058	T OA 8		8	8	

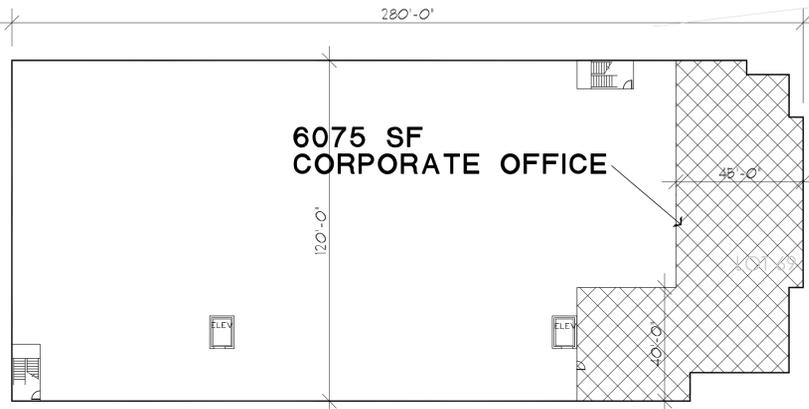
Noah's Ark - Bulverde, TX
Tree Preservation Analysis

No.	Type of Tree	Diameter (in)	Outside	Keep	Bldgs +10'
3059	T OA 8		8	8	
3060	T OA 8		8	8	
3061	T OA 11		11	11	
3062	T OA 7		7	7	
3063	T OA 10		10		
3064	T OA 14 MT		14	14	
3065	T OA 8		8	8	
3066	T OA 8		8	8	
3067	T OA 8		8	8	
3068	T OA 6		6	6	
3069	T OA 6		6	6	
3070	T OA 6		6	6	
3071	T OA 15 MT		15	15	
3072	T OA 7		7	7	
3073	T OA 7		7	7	
3074	T OA 7		7	7	
3075	T OA 6		6	6	
3076	T OA 6		6	6	
3077	T OA 6		6	6	
			3711 Total	1301	1119

Total Inches on Property	3711 in
Within Building Pad or 10' outside	1119 in
Outside buildings	2592 in
60% required	0.60
Required Inches Saved	1555.2 in
Proposed Saved	1301 in
Proposed Saved Percent	50.19 %

DOC. NO. Z00106026277
O.P.R.C.C.TX.

ISSUE	DATE
OWNER REVIEW	1/11/2021
	1/20/2021
	8/19/2021
	9/13/2021
	10/22/2021



SITE AREA	
261,395 SF	6.00 ACRES
BUILDING DATA	
PHASE 1	
98,625 TOTAL GSF	
RETAIL 1,800 SQ FT	
RENTAL OFFICE 1000 SQ FT	
SUPPORT 270 SQ FT	
	3070 SQ FT
CORP OFFICE 6075 SQ FT	
STORAGE 89,480 GSF	
APPROX 68,000 NET RENTABLE	
PHASE 2	
STORAGE 27,000 GSF	
PHASE 3	
19,700 TOTAL GSF	

SADDLE RIDGE
SUBDIVISION
UNIT 1
VOL 13, PG 42-48
LOT 105

LOT 70

N 21°05'23" W
49.48'

3 STORY
32,875 SF/FLOOR
98,625 GSF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 3
1 STORY
19,700 SF

RETAIL
1200 SF
2000
2000
2000
2000
2000

OFFICE
1000 SF

S 10°02'32" W
101.29'

US HWY 281

A=499.73'
R=3759.72'
D=7°36'56"
CH=S 13°46'28" W
CHL=499.36'

LOT 1
3.50 ACRES
NOAH'S ARK
VOL 12 PG 141

N 89°44'16" W 349.54'



SITE DEVELOPMENT PLAN

scale 1" = 30.0'

NOAH'S ARK
SELF STORAGE/
CORP OFFICE
US HWY 281 NORTH
BULVERDE, TX 78163

**Kaufman
Design
Group**

ARCHITECTURE

12371 E. LINCOLN CT.
WICHITA, KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
SITE ARCHITECTURAL

SHEET NUMBER

SA1

OF SHEETS

REVIEW MEMORANDUM

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

SUBJECT: Variance requests
Noah's Ark PDD-21-04

DATE: November 2, 2021

Halff Associates, on behalf of the City of Bulverde, has reviewed the variance requests for the proposed Noah's Ark storage facility expansion off Hwy 281. Following review of the submitted documents, Halff is providing the following comments to consider (additional comments in red):

1. The TIA Worksheet was not completed in accordance with CoB Code of Ordinances Ch. 10, Section 2.04 (b) (iii) 2). Insufficient information was provided to evaluate the TIA Worksheet. – **No additional TIA info submitted. Please provide.**
2. The fire marshal should be consulted regarding the site plan, which appears to show part of this site's access via the parcel to the north. There is nothing nearby existing to connect to. Northern property is not owned by the same person, and nothing to indicate how/when that access will be extended through the adjacent property. Access via the current Noah's Ark area to the south is also shown. This access may not be adequate for emergency response. The geometry seems too tight for fire trucks to navigate, and it's uncertain this layout meets typical fire department requirements for maximum dead-end length without a cul-de-sac. - **Minimum turning radius for fire engine is 25 feet inside and 50 feet outside (2018 Fire Code). The current plan appears to have 30' outside radii at the southern entrance and around the back of the southern building and will need to be adjusted to meet the fire code.**

Joint access is being proposed with the property to the north. A legal access easement will need to be established.
3. Cut and Fill variance – No proposed grading was provided to visualize how cut/fill will be limited to comply with City code. Where are the isolated cases of 15'+ grading? Would be helpful to show a proposed grading plan with locations of cut/fill in excess of 4'. – **Provided grading plan assumes cuts and fills up to 10 feet in several areas. Design plans will need to be provided for all retaining walls, signed and sealed by a licensed structural engineer. Make sure walls have adequate fall protection (i.e. guardrail/fencing) and drainage features to safely convey offsite runoff to the property.**
4. Tree removal variance – Applicant is proposing to only save 13% of the caliper width of protected trees vs. the required 60%. This seems excessive. – **Revised plan removed building and parking lot on east side, saving an additional 20 trees and increasing the proposed saved percentage from 13% to approximately 19%. This is still very short of the required 60%.**

5. Steep Slope variance – Applicant did not provide a slope map identifying sections of slope per Section 4.04 of the subdivision code. Would be helpful to show a proposed grading plan with locations of cut/fill in excess of 4'. – Slope map provided shows improvements are not proposed in areas over 15% sloped, except a single roadway/access crossing. A geotechnical/slope stability analysis may be needed to plan for stabilization of retaining walls and buildings that are close to a steep slope.
6. A storm drainage system will probably be needed to convey most of the impervious surfaces through the proposed detention pond.

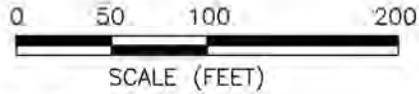
Please keep these comments in mind as the City considers the variance requests. Many of these comments can be addressed during detailed design. Traffic Impact Analysis should be completed before to ensure no additional street improvements are needed.



Sam Edwards, PE, CFM
Halff Associates, Inc.

CC. Adrian Garcia, PE, CFM – City Engineer, Bulverde
Susanna Ramos, AICP – City Planner, Bulverde
Josh Logan, PE, CFM – Halff Associates Senior Project Manager

ROBERT KEITH STODDARD
 REMAINDER OF
 A TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.



LOT 68

LOT 69

SADDLE RIDGE
 SUBDIVISION
 UNIT 1
 VOL 13 PG
 42-48

LOT 105

LOT 70

FOUND 1/2" IRON

LOT 71

6.00 ACRES
 OUT OF A
 TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.

(UNIMPROVED)

A=499.73'
 R=3759.72'
 D=7°36'56"
 CH=S 13°46'28" W
 CHL=499.36'

GRID COORDINATES
 N:13819660.64
 E:2148425.92
 Z:1033.54

N 21°05'23" W
 49.48'

FOUND 1/2" IRON
 ROD "4233"

N 89°44'16" W 349.54'

LOT 1
 3.50 ACRES
 NOAH'S ARK
 VOL 12 PG 14)

S 10°02'32" W
 101.29'

FOUND 1/2" IRON
 CAPPED "ACS
 INC. SA"

US HWY 281

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: 06/18/2021

LEGAL DESCRIPTION

SURVEY OF A 6.000 ACRE TRACT OF LAND SITUATED IN THE AGAPITO GAYTON SURVEY, ABSTRACT NO. 174, COMAL COUNTY, TEXAS, OUT OF THAT CERTAIN 10.02 ACRE TRACT CONVEYED TO ROBERT KEITH STODDARD, DESCRIBED IN DOCUMENT NO. 200106026299, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



**SHERWOOD
 SURVEYING & S.U.E.**
 UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
 6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200
 SPRING BRANCH, TEXAS 78070
 PHONE (830) 228-5788 FAX (830) 885-2170



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF JUNE, 2021, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Richard A. Goodwin JUNE 29, 2021
 RICHARD A. GOODWIN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069



P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
TBPELS FIRM #10044200

6.000 ACRES

FN NO. 21NAD001

JUNE 29, 2021

FIELDNOTE DESCRIPTION

BEING A 6.000 ACRE TRACT, SITUATED IN THE AGAPITO GAYTON SURVEY NO. 194, ABSTRACT NUMBER 174, OUT OF THAT CERTAIN 10.02 ACRE TRACT RECORDED IN DOCUMENT NUMBER 200106026299 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 6.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A ½" IRON ROD FOUND SITUATED ON THE WESTERLY LINE OF U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF LOT 1, NOAH'S ARK, A SUBDIVISION RECORDED IN VOLUME 12, PAGE 141, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID 10.02 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°44'16" W, ALONG THE NORTHERLY LINE OF SAID LOT 1, NOAH'S ARK SUBDIVISION, COMMON WITH THE SOUTHERLY LINE OF SAID 10.02 ACRE TRACT, A DISTANCE OF 349.54 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 SITUATED IN THE EASTERLY LINE OF SADDLE RIDGE SUBDIVISION, UNIT 1, RECORDED IN VOLUME 13, PAGE 42-48, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID 10.02 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID 10.02 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID SADDLE RIDGE SUBDIVISION, UNIT 1, THE FOLLOWING COURSES:

N 21°05'23" W, A DISTANCE OF 49.48 FEET TO A ½" IRON ROD FOUND;

N 00°56'03" W, A DISTANCE OF 539.39 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°44'16" E, SEVERING SAID 10.02 ACRE TRACT, A DISTANCE OF 512.70 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" ON THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE, ALONG THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281,
THE FOLLOWING COURSES:

S 10°02'32" W, A DISTANCE OF 101.29 FEET TO A FOUND ½" IRON ROD
CAPPED "ACS INC. SA" AT THE BEGINNING OF A CURVE TO THE RIGHT;

IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 3759.72 FEET, AN ARC
LENGTH OF 499.73 FEET, A CENTRAL ANGLE OF 07° 36' 56", AND
HAVING A CHORD BEARING OF S 13°46'28" TO THE **POINT OF BEGINNING**,
CONTAINING AN AREA OF 6.00 ACRES OF LAND MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING
IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION.

 6/29/21

RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



MATERIAL LEGEND

TAG	TAG	DESCRIPTION	MANUF/COLOR
(A)		24 GA. ARCHITECTURAL STEEL PANEL 1 1/8" DEEP HORIZONTAL FLUTE	MBCI A PANEL COPPER METALLIC
(B)		NATIVE DIMENSIONAL CUT LIMESTONE	TO BE SELECTED
(C)		24 GA. ARCHITECTURAL STEEL PANEL HORIZONTAL INSTALLATION	MBCI D PANEL DOVE METALLIC
(D)		STEEL FRAMING & CANOPY OR SHADE STRUCTURE	PAINT TO BE SELECTED
(E)		STOREFRONT ALUM. GLAZING SYSTEM	ANODIZED ALUMINUM FRAME
(F)			
(G)			

MASONRY 28% OF EAST FACADE
LESS DOORS AND WINDOWS

LOW EAVE
ELEV 132'-0"

3rd FINISH FLOOR
ELEV 122'-0"

2nd FINISH FLOOR
ELEV 111'-0"

1st FINISH FLOOR
ELEV 95'-0"



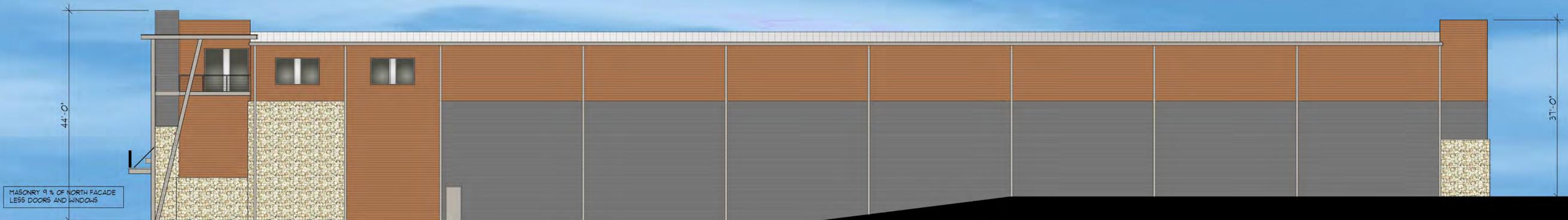
EAST FRONTAGE ELEVATION

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

SCALE 3/32" = 1'-0"



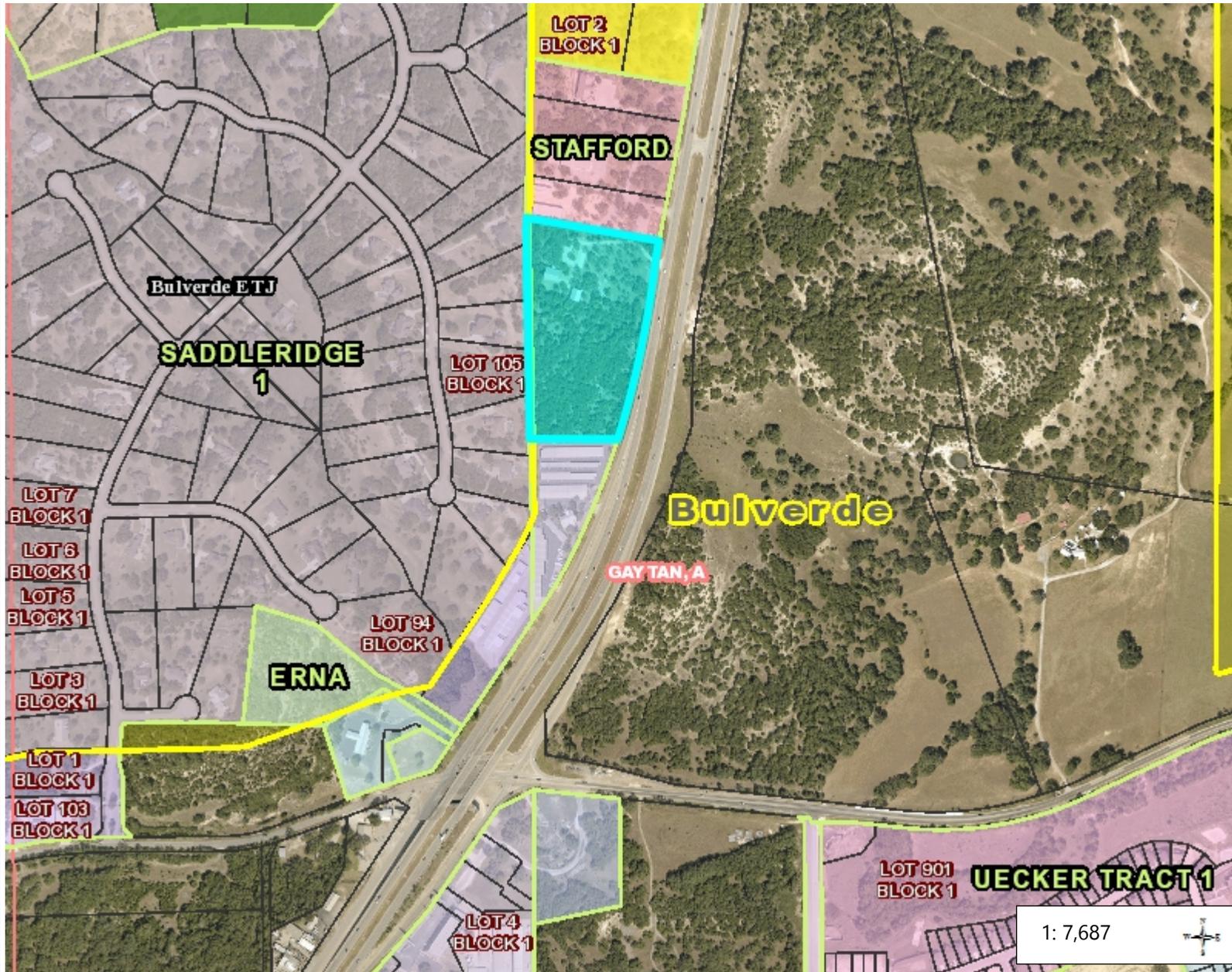
NORTH ELEVATION

SCALE 3/32" = 1'-0"



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
- Vacate & Replat
- Amendment to Plat
- Amending Plat
- Vacating Plat
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



FLOODPLAIN



Legend

- Addresses
- Culverts
- Guardrails
- Major Roads
 - Farm roads
 - Highways
- Streets
- Major Thoroughfares
 - Collector Road
 - Freeway
 - Local Road
 - Primary Arterial
 - Secondary Arterial
- LOMAs
- LOMRs
- FEMA Floodplain 100 Yr
- Firm Panel
- Floodway
- 500 Yr Floodplain
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

1: 5,597



0.2 0 0.09 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Edwards Aquifer Contributing Zone



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

AUTHORIZATION LETTER FOR THE CITY OF BULVERDE

DATE: 14 Sept. 2021

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

RE: Owner Authorization for Noah's Ark Development (the "Applicant")

This is to certify that I, ROBERT KEITH STODDARD JR (property owner) am the owner of the property located at 30665 US Hwy 281 N Bulverde, TX 78163. Please accept this letter as my authorization to allow NOAH'S GP, INC., DBA NOAH'S ARK DEVELOPMENT (applicant) to submit applications for the referenced property to the Planning and Zoning Commission of the City of Bulverde.

Owners Signature: Keith Stoddard
Owners Phone Number: 210-723-8118
Owners Email Address: ks@stoddardgc.com



PLANNING AND ZONING COMMISSION ITEM:
VR-21-06
VARIANCE
Noah's Ark

MEETING DATE: November 10, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Noah's Ark Development for a variance to Section 17.03.005, related to Disturbance of Slope Areas, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.

OWNER:

Robert Keith Stoddard, Jr,

APPLICANT:

Noah's Ark Development
30435 US Highway 281 N
Bulverde, TX 78163

PROPERTY INFORMATION:

Address: 30665 US Highway 281 N
Legal Description: Agapito Gayton Survey, Abstract 174, acres 6.00
Owner: Robert Keith Stoddard, Jr,
Existing Land Use: Undeveloped
Existing Zoning: C-2, Commercial District

SUMMARY:

The applicant, Noah's Ark Development, intends to develop a 6.00-acre tract of land into a 145,325-square-foot expansion (in three (3) phases of development) of an existing self-storage facility located on the adjacent property to the south. The property is located on the west side of US Hwy 281 north of Bulverde Road, within the City Limits of the City of Bulverde.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

The applicant has the following variance requests:

Disturbance within slope areas. The applicant is requesting a variance to the disturbance within slope area requirements in Chapter 17, Section 17.04.005 of the Bulverde Code of Ordinances. **The slope map provided shows improvements are not proposed in areas over 15% sloped, except a single roadway/access crossing. A geotechnical/slope stability analysis may be needed to plan for stabilization of retaining walls and buildings that are close to a steep slope.**

The applicant has submitted an explanation for each variance request in their application, which is attached to this staff report. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.

ANALYSIS:

Disturbance within slope areas. To develop the subject property, as shown in the attached exhibits, the applicant shows improvements are not proposed in areas over 15% sloped, except a single roadway/access crossing. A geotechnical/slope stability analysis may be needed to plan for stabilization of retaining walls and buildings that are close to a steep slope.

Section 17.03.005 of the City of Bulverde Code of Ordinances states: *Notwithstanding any applicable zoning requirements, disturbance associated with the preparation of land for development of lots or improvements shall not disturb more than that percentage of the surface area indicated below within the following slope areas:*

- (1) 15% to 20%: 30% of the surface area.
- (2) 20% to 25%: 15% of the surface area.
- (3) Greater than 25%: No disturbance permitted, with exception for the following construction activities:
 - (A) Roadways or utility construction when the roadway or utility improvements are necessary in the slope area for a lawfully constructed improvement outside of such slope area to exist and there is no practical alternative to construction within such slope area.
 - (B) Cantilevering of structures over a steep slope provided that such cantilevering will not alter natural stormwater drainage or jeopardize slope stability.
 - (C) Retaining walls and other structures that are necessary for slope stabilization provided the following conditions are met:

- (i) *Retaining walls shall not be used to increase table land.*
- (ii) *Backfilling of a retaining wall is performed only as necessary for slope stabilization.*
- (4) *Reconstruction on the exact foundation of a previously existing structure.*
- (5) *Bridges, walkways, stairs, and fences provided that such bridges, walkways, stairs, and fences will not alter natural stormwater drainage or jeopardize slope stability.*
- (6) *Removal of trees not defined within [article 17.06](#) as protected, specimen, majestic, or historic trees.*

Halff Associates and City staff reviewed all documents submitted with this variance request. Review comments associated with the requested variance can be found in the attached review memo. The applicant has provided a slope map identifying sections of slope.

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

- (i) *Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*
- (ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:*
 - 1) *That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
 - 2) *That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
 - 3) *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
 - 4) *That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

ATTACHMENTS:

- A. Half Review Memo
- B. Application
- C. Letter of Authorization
- D. Survey
- E. Site Plan Exhibit
- F. Topographic & Tree Survey
- G. Elevations
- H. Additional Exhibits



Application for Variance

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

Date: 14 September 2021

Case No. _____

Applicant Information:

Noah's Ark Development 210-307-5599
Name Phone Fax
30435 US HWY 281 N BULVERDE, TX 78163 cecelia@noahsarkdevelopment.com
Address Email

Property Owner Information:

ROBERT KEITH STODDARD JR 210-723-8118
Name Phone Fax
Address ks@stoddardgc.com
Email

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

Property Identification:

Street Address: 30665 U.S. Highway 281 N, Bulverde, TX 78163
Legal Description: A 6.000-acre tract of land situated in the Agapito Gayton Survey, Abstract No. 174, Comal County, Texas, out of that certain 10.02 Acre tract conveyed to Robert Keith Stoddard, described in document No. 200106026299, official public records, Comal County
Zoning District Classification: C-2

Description of Request:

1. Variance to Section 17.04.006 of the City of Bulverde Code of Ordinances, which requires:
The city manager may approve a cut or fill of not more than eight feet.

2. Variance to Section 17.03.005 of the City of Bulverde Code of Ordinances, which requires:
Disturbance associated with the preparation of land for development of lots or improvements shall not disturb more than that percentage of the surface area indicated.

3. Variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, which requires:
The total tree removal from the site cannot exceed 60% of the total caliper width of protected, specimen, majestic, or historic trees.

4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

Cecelia Parra

14 September 2021

Signature of Owner/Applicant

Date

Fees: \$1,500

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)

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

VARIANCE CRITERIA EXPLANATION FORM

17.03.005 – Slope disturbance requirements.

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

9) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

The existing site has >35' of fall across the site with a 7'+/- ridge through the middle. The vast majority of proposed disturbance within >15% slopes are within this ridge.

10) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

If the ridge is not allowed to be disturbed to a greater degree than allowed by code, the ridge will act as a barrier to development in crossing from one side of the site to the other.

11) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Proposed development "will not alter natural stormwater drainage or jeopardize slope stability", per requirements of Sec. 17.03.005 (5).

12) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

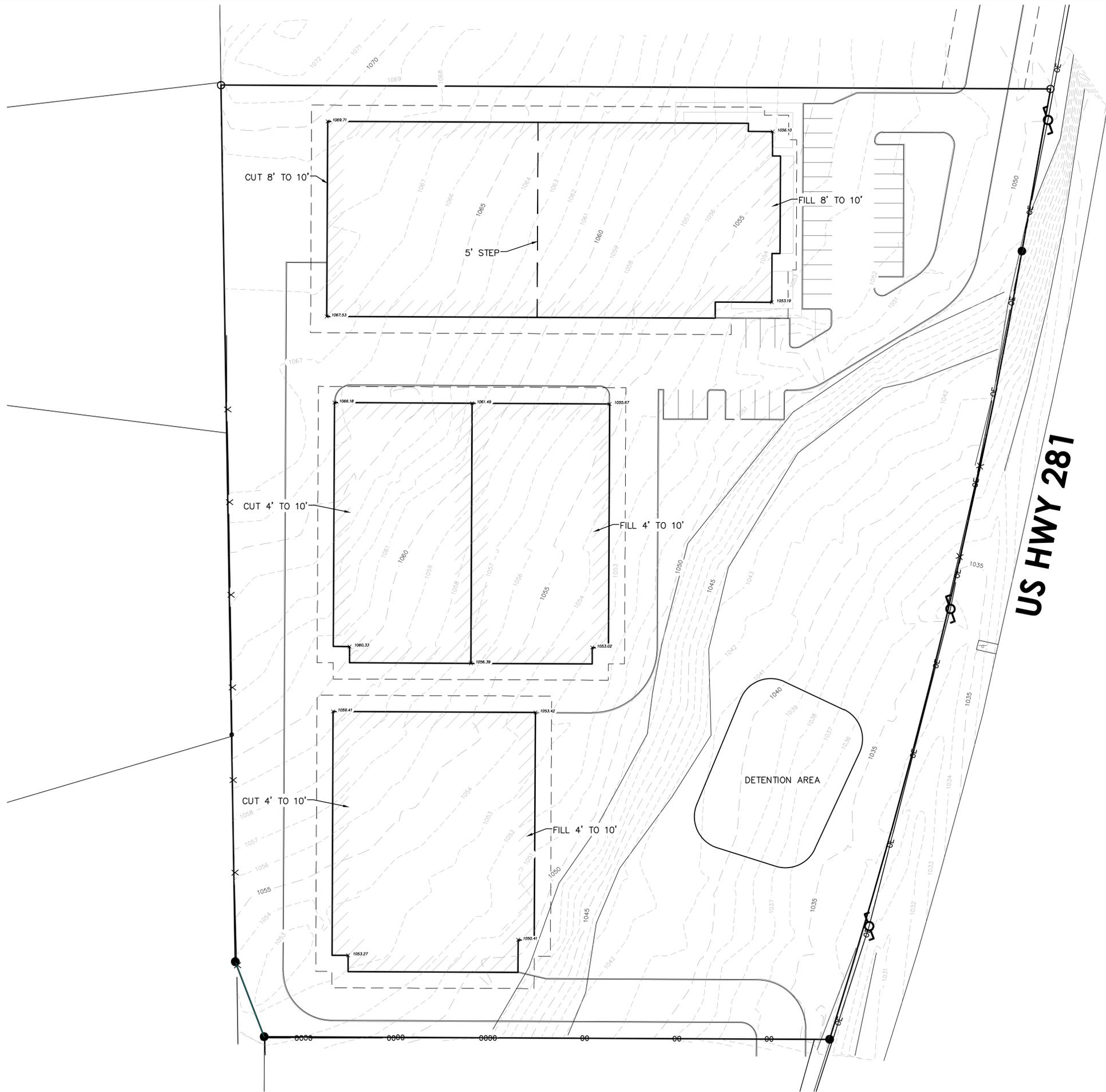
None.

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

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

OCT 25, 2021 - 5:15pm
 R:\U-Austin Projects\3041-001 - 30413 US Hwy 281 N - Noah's Ark Self Storage - Bulverde TX Engineering\DWG\SitePlan.dwg

DRAWN BY: RM CHECKED BY: VW APPROVED BY: VW



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12940 Country Parkway San Antonio, TX 78216
 Telephone: (210) 349-3271
 Firm Registration No: F-159



NOAH'S ARK SELF STORAGE
 30435 U.S. HWY 281 N, BULVERDE, TX 78163

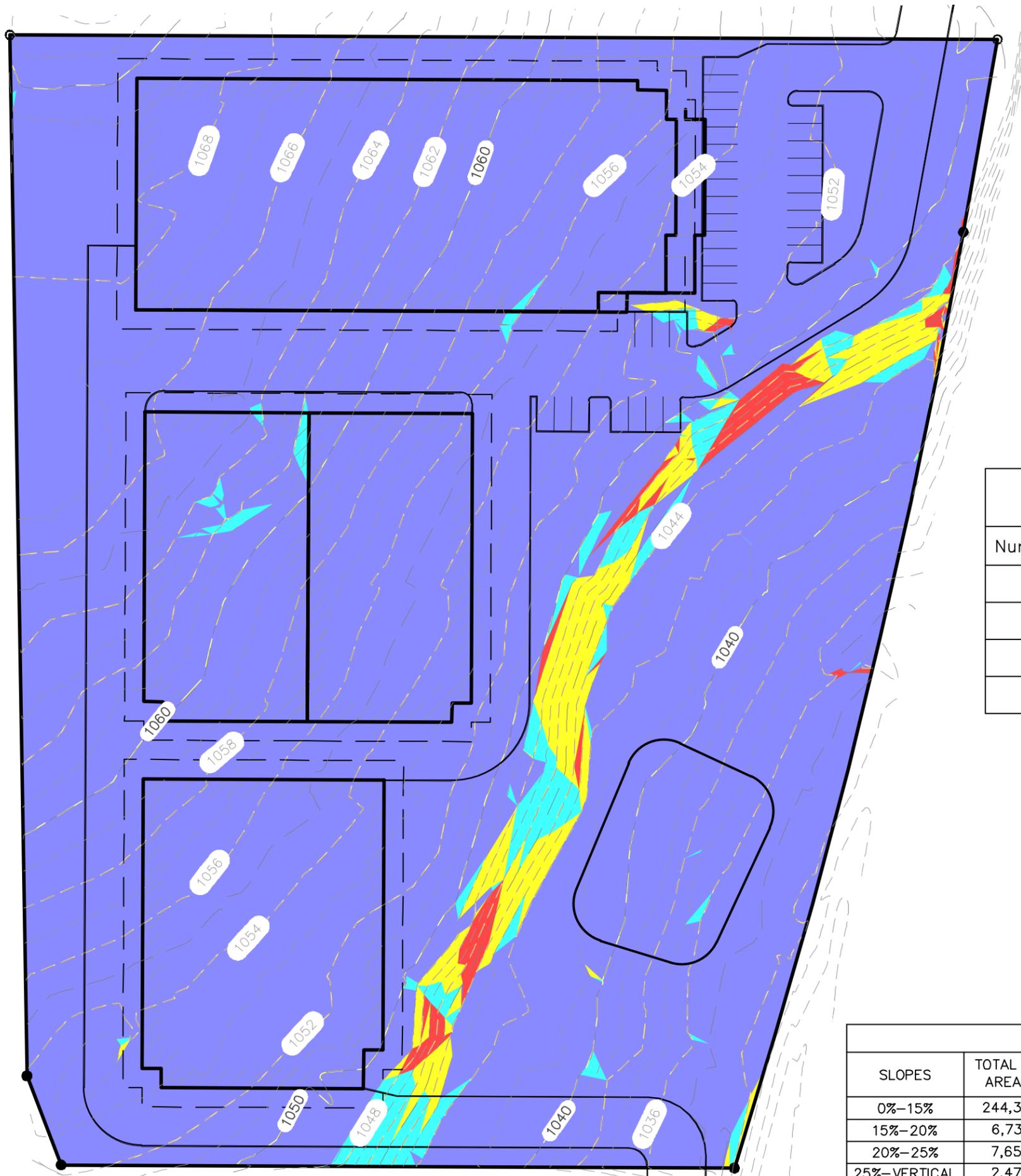
SITE EXHIBIT
 NOAH'S ARK SELF STORAGE
 BULVERDE, TEXAS

DATE: OCT. 2021
 Vertical Scale 1"=N/A
 Horizontal Scale 1"=30'
 0 15 30 45

SHEET	OF
1	1

PROJ NO. 3041-001

REVISIONS	DATE	DESC.
1		
2		
3		
4		
Δ		



SCALE: 1"=60'

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	244350.25	
2	15.00%	20.00%	6735.10	
3	20.00%	25.00%	7657.08	
4	25.00%	Vertical	2477.53	

SLOPES MAX AREAS

SLOPES	TOTAL SLOPE AREA (SF)	AREA DISTURBED (SF)	PERCENT DISTURBED (%)	ALLOWABLE DISRTUBED (%)	PERCENT OVER ALLOWABLE (%)
0%–15%	244,350.25	155,002.94	63.43%	100%	0.00%
15%–20%	6,735.10	2,144.67	31.84%	30%	1.84%
20%–25%	7,657.08	342.06	4.47%	15%	0.00%
25%–VERTICAL	2,477.53	54.84	2.21%	0%	2.21%

SLOPE EXHIBIT

EXISTING CONDITIONS

NOAH'S ARK SELF STORAGE

ATTACHMENT: _____ DATE: OCTOBER 2021

VICKREY & ASSOCIATES, LLC.

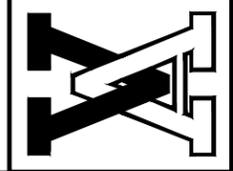
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway San Antonio, TX 78216

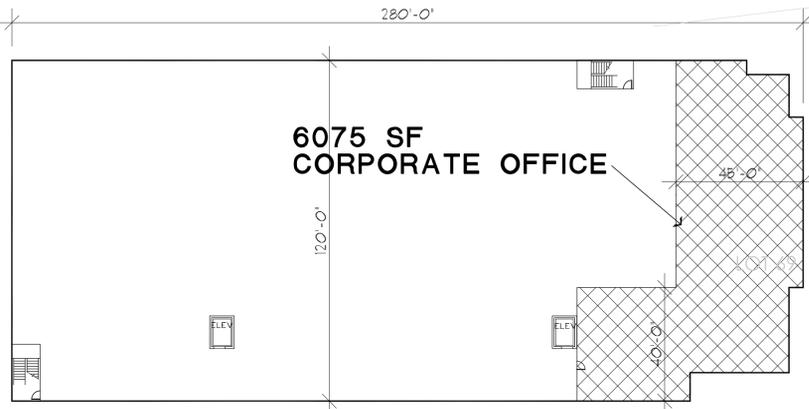
Telephone: (210) 349-3271

Firm Registration No: F-159



DOC. NO. Z00106026277
O.P.R.C.C.TX.

ISSUE	DATE
OWNER REVIEW	1/11/2021
	1/20/2021
	8/19/2021
	9/13/2021
	10/22/2021



SITE AREA	
261,395 SF	6.00 ACRES
BUILDING DATA	
PHASE 1	
98,625 TOTAL GSF	
RETAIL 1,800 SQ FT	
RENTAL OFFICE 1000 SQ FT	
SUPPORT 270 SQ FT	
	3070 SQ FT
CORP OFFICE 6075 SQ FT	
STORAGE 89,480 GSF	
APPROX 68,000 NET RENTABLE	
PHASE 2	
STORAGE 27,000 GSF	
PHASE 3	
19,700 TOTAL GSF	

SADDLE RIDGE
SUBDIVISION
UNIT 1
VOL 13, PG 42-48
LOT 105

LOT 70

N 21°05'23" W
49.48'

N 00°56'03" W 539.39'

3 STORY
32,875 SF/FLOOR
98,625 GSF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 3
1 STORY
19,700 SF

RETAIL
1200 SF
2000
2000
2000
2000

OFFICE
1000 SF

S 10°02'32" W
101.29'

US HWY 281

A=499.73'
R=3759.72'
D=7°36'56"
CH=S 13°46'28" W
CHL=499.36'

LOT 1
3.50 ACRES
NOAH'S ARK
VOL 12 PG 141

N 89°44'16" W 349.54'



SITE DEVELOPMENT PLAN

scale 1" = 30.0'

NOAH'S ARK
SELF STORAGE/
CORP OFFICE
US HWY 281 NORTH
BULVERDE, TX 78163

**Kaufman
Design
Group**

ARCHITECTURE

12371 E. LINCOLN CT.
WICHITA, KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
SITE ARCHITECTURAL

SHEET NUMBER

SA1

OF SHEETS

REVIEW MEMORANDUM

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

SUBJECT: Variance requests
Noah's Ark PDD-21-04

DATE: November 2, 2021

Halff Associates, on behalf of the City of Bulverde, has reviewed the variance requests for the proposed Noah's Ark storage facility expansion off Hwy 281. Following review of the submitted documents, Halff is providing the following comments to consider (additional comments in red):

1. The TIA Worksheet was not completed in accordance with CoB Code of Ordinances Ch. 10, Section 2.04 (b) (iii) 2). Insufficient information was provided to evaluate the TIA Worksheet. – **No additional TIA info submitted. Please provide.**
2. The fire marshal should be consulted regarding the site plan, which appears to show part of this site's access via the parcel to the north. There is nothing nearby existing to connect to. Northern property is not owned by the same person, and nothing to indicate how/when that access will be extended through the adjacent property. Access via the current Noah's Ark area to the south is also shown. This access may not be adequate for emergency response. The geometry seems too tight for fire trucks to navigate, and it's uncertain this layout meets typical fire department requirements for maximum dead-end length without a cul-de-sac. - **Minimum turning radius for fire engine is 25 feet inside and 50 feet outside (2018 Fire Code). The current plan appears to have 30' outside radii at the southern entrance and around the back of the southern building and will need to be adjusted to meet the fire code.**

Joint access is being proposed with the property to the north. A legal access easement will need to be established.
3. Cut and Fill variance – No proposed grading was provided to visualize how cut/fill will be limited to comply with City code. Where are the isolated cases of 15'+ grading? Would be helpful to show a proposed grading plan with locations of cut/fill in excess of 4'. – **Provided grading plan assumes cuts and fills up to 10 feet in several areas. Design plans will need to be provided for all retaining walls, signed and sealed by a licensed structural engineer. Make sure walls have adequate fall protection (i.e. guardrail/fencing) and drainage features to safely convey offsite runoff to the property.**
4. Tree removal variance – Applicant is proposing to only save 13% of the caliper width of protected trees vs. the required 60%. This seems excessive. – **Revised plan removed building and parking lot on east side, saving an additional 20 trees and increasing the proposed saved percentage from 13% to approximately 19%. This is still very short of the required 60%.**

5. Steep Slope variance – Applicant did not provide a slope map identifying sections of slope per Section 4.04 of the subdivision code. Would be helpful to show a proposed grading plan with locations of cut/fill in excess of 4'. – Slope map provided shows improvements are not proposed in areas over 15% sloped, except a single roadway/access crossing. A geotechnical/slope stability analysis may be needed to plan for stabilization of retaining walls and buildings that are close to a steep slope.

6. A storm drainage system will probably be needed to convey most of the impervious surfaces through the proposed detention pond.

Please keep these comments in mind as the City considers the variance requests. Many of these comments can be addressed during detailed design. Traffic Impact Analysis should be completed before to ensure no additional street improvements are needed.



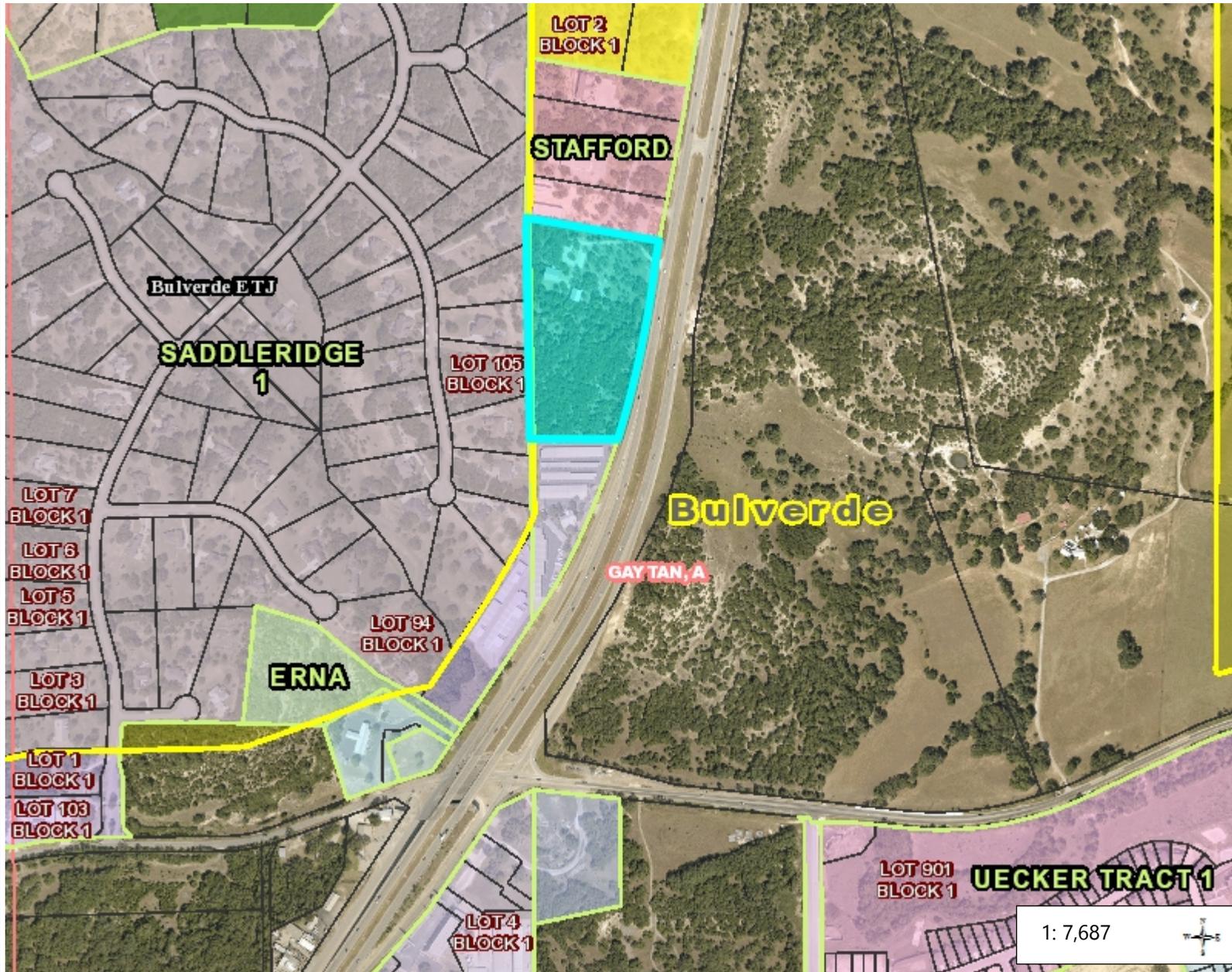
Sam Edwards, PE, CFM
Halff Associates, Inc.

CC. Adrian Garcia, PE, CFM – City Engineer, Bulverde
Susanna Ramos, AICP – City Planner, Bulverde
Josh Logan, PE, CFM – Halff Associates Senior Project Manager



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
- Vacate & Replat
- Amendment to Plat
- Amending Plat
- Vacating Plat
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



FLOODPLAIN



Legend

- Addresses
- Culverts
- Guardrails
- Major Roads
 - Farm roads
 - Highways
- Streets
- Major Thoroughfares
 - Collector Road
 - Freeway
 - Local Road
 - Primary Arterial
 - Secondary Arterial
- LOMAs
- LOMRs
- FEMA Floodplain 100 Yr
- Firm Panel
- Floodway
- 500 Yr Floodplain
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

1: 5,597




NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Edwards Aquifer Contributing Zone



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MATERIAL LEGEND

TAG	TAG	DESCRIPTION	MANUF/COLOR
(A)		24 GA. ARCHITECTURAL STEEL PANEL 1 1/8" DEEP HORIZONTAL FLUTE	MBCI A PANEL COPPER METALLIC
(B)		NATIVE DIMENSIONAL CUT LIMESTONE	TO BE SELECTED
(C)		24 GA. ARCHITECTURAL STEEL PANEL HORIZONTAL INSTALLATION	MBCI D PANEL DOVE METALLIC
(D)		STEEL FRAMING & CANOPY OR SHADE STRUCTURE	PAINT TO BE SELECTED
(E)		STOREFRONT ALUM. GLAZING SYSTEM	ANODIZED ALUMINUM FRAME
(F)			
(G)			

MASONRY 28% OF EAST FACADE
LESS DOORS AND WINDOWS

LOW EAVE
ELEV 132'-0"

3rd FINISH FLOOR
ELEV 122'-0"

2nd FINISH FLOOR
ELEV 111'-0"

1st FINISH FLOOR
ELEV 95'-0"



EAST FRONTAGE ELEVATION

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

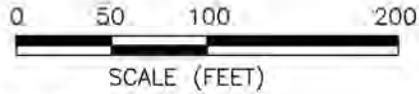
SCALE 3/32" = 1'-0"



NORTH ELEVATION

SCALE 3/32" = 1'-0"

ROBERT KEITH STODDARD
 REMAINDER OF
 A TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.



LOT 68

LOT 69

SADDLE RIDGE
 SUBDIVISION
 UNIT 1
 VOL 13 PG
 42-48

LOT 105

N 00°56'03" W 539.39'

S 89°44'16" E 512.70'

S 10°02'32" W
 101.29'

FOUND 1/2" IRON
 CAPPED "ACS
 INC. SA"

C.M.

6.00 ACRES
 OUT OF A
 TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.

(UNIMPROVED)

US HWY 281

A=499.73'
 R=3759.72'
 D=7°36'56"
 CH=S 13°46'28" W
 CHL=499.36'

GRID COORDINATES
 N:13819660.64
 E:2148425.92
 Z:1033.54

N 21°05'23" W
 49.48'

LOT 70

FOUND 1/2" IRON

FOUND 1/2" IRON
 ROD "4233"

P.O.B

N 89°44'16" W 349.54'

C.M.

C.M.

LOT 71

LOT 1
 3.50 ACRES
 NOAH'S ARK
 VOL 12 PG 14)

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: 06/18/2021

LEGAL DESCRIPTION

SURVEY OF A 6.000 ACRE TRACT OF LAND SITUATED IN THE AGAPITO GAYTON SURVEY, ABSTRACT NO. 174, COMAL COUNTY, TEXAS, OUT OF THAT CERTAIN 10.02 ACRE TRACT CONVEYED TO ROBERT KEITH STODDARD, DESCRIBED IN DOCUMENT NO. 200106026299, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



**SHERWOOD
 SURVEYING & S.U.E.**
 UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
 6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200
 SPRING BRANCH, TEXAS 78070
 PHONE (830) 228-5788 FAX (830) 885-2170



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF JUNE, 2021, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Richard A. Goodwin JUNE 29, 2021
 RICHARD A. GOODWIN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069



P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
TBPELS FIRM #10044200

6.000 ACRES

FN NO. 21NAD001

JUNE 29, 2021

FIELDNOTE DESCRIPTION

BEING A 6.000 ACRE TRACT, SITUATED IN THE AGAPITO GAYTON SURVEY NO. 194, ABSTRACT NUMBER 174, OUT OF THAT CERTAIN 10.02 ACRE TRACT RECORDED IN DOCUMENT NUMBER 200106026299 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 6.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A ½" IRON ROD FOUND SITUATED ON THE WESTERLY LINE OF U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF LOT 1, NOAH'S ARK, A SUBDIVISION RECORDED IN VOLUME 12, PAGE 141, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID 10.02 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°44'16" W, ALONG THE NORTHERLY LINE OF SAID LOT 1, NOAH'S ARK SUBDIVISION, COMMON WITH THE SOUTHERLY LINE OF SAID 10.02 ACRE TRACT, A DISTANCE OF 349.54 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 SITUATED IN THE EASTERLY LINE OF SADDLE RIDGE SUBDIVISION, UNIT 1, RECORDED IN VOLUME 13, PAGE 42-48, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID 10.02 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID 10.02 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID SADDLE RIDGE SUBDIVISION, UNIT 1, THE FOLLOWING COURSES:

N 21°05'23" W, A DISTANCE OF 49.48 FEET TO A ½" IRON ROD FOUND;

N 00°56'03" W, A DISTANCE OF 539.39 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°44'16" E, SEVERING SAID 10.02 ACRE TRACT, A DISTANCE OF 512.70 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" ON THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE, ALONG THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281,
THE FOLLOWING COURSES:

S 10°02'32" W, A DISTANCE OF 101.29 FEET TO A FOUND ½" IRON ROD
CAPPED "ACS INC. SA" AT THE BEGINNING OF A CURVE TO THE RIGHT;

IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 3759.72 FEET, AN ARC
LENGTH OF 499.73 FEET, A CENTRAL ANGLE OF 07° 36' 56", AND
HAVING A CHORD BEARING OF S 13°46'28" TO THE **POINT OF BEGINNING**,
CONTAINING AN AREA OF 6.00 ACRES OF LAND MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING
IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION.

 6/29/21

RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



AUTHORIZATION LETTER FOR THE CITY OF BULVERDE

DATE: 14 Sept. 2021

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

RE: Owner Authorization for Noah's Ark Development (the "Applicant")

This is to certify that I, ROBERT KEITH STODDARD JR (property owner) am the owner of the property located at 30665 US Hwy 281 N Bulverde, TX 78163. Please accept this letter as my authorization to allow NOAH'S GP, INC., DBA NOAH'S ARK DEVELOPMENT (applicant) to submit applications for the referenced property to the Planning and Zoning Commission of the City of Bulverde.

Owners Signature: Keith Stoddard
Owners Phone Number: 210-723-8118
Owners Email Address: ks@stoddardgc.com



PLANNING AND ZONING COMMISSION ITEM:
PDD-21-04

Zone Change
30665 US Hwy 281 N

MEETING DATE: November 10, 2021

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Hold a public hearing and consider a PDD Zone Change request to amend the existing C-2 Commercial District to a PDD Planned Development District on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.

OWNER:

Robert Keith Stoddard, Jr,
461 Rodeo Drive
Spring Branch, Tx 78070

APPLICANT:

Noah's Ark Development
30435 US Highway 281 N
Bulverde, TX 78163

PROPERTY INFORMATION:

Address: 30665 US Highway 281 N
Legal Description: Agapito Gayton Survey, Abstract 174, acres 6.00
Owner: Robert Keith Stoddard, Jr,
Existing Land Use: Undeveloped
Existing Zoning: C-2, Commercial District

NOTICE:

Public Notice: September 26, 2021
Personal Notice: October 1, 2021

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

IN SUPPORT: 0

IN OPPOSITION: 0

BACKGROUND:

The property is currently zoned C-2 Commercial District. A Self-storage facility is not permitted in a C-2 Commercial District per the table of permitted uses in Section 14.04.002. According to the Comal County Appraisal District, the existing Noah's Ark Self-storage facility to the south of the property was built in 1997, therefore it was built prior to the City of Bulverde's incorporation and benefits from a legal non-conforming status.

SUMMARY:

The applicant, Noah's Ark Development, intends to develop a 6.00-acre tract of land into a 143,325-square-foot expansion (in three (3) phases of development) of an existing self-storage facility located on the adjacent property to the south. The property is located on the west side of US Hwy 281 north of Bulverde Road, within the City Limits of the City of Bulverde.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance). The applicant has submitted variances requests which will require consideration prior to approval of the PDD and proposed site plan.

ANALYSIS:

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

City staff reviewed the conceptual site plan and Halff Associates reviewed the TIA worksheet for the proposed development. It was determined that both the site plan and TIA have not satisfied such requirements for a PDD application because the TIA was not prepared in accordance with the City of Bulverde's Code of Ordinances Ch. 10, Section 2.04 (b)(iii)(2). **The applicant provided a revised TIA worksheet last week with insufficient time to review prior to the meeting. A revised site plan, slope map and grading plan were submitted after the last meeting and will require consideration of variances for tree mitigation, cut/fill and slope disturbance.**

The key elements of a PDD application and ordinance are:

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

Attached herein is the conceptual site plan and proposed renderings for Noah's Ark. As shown in the attached zoning exhibits, the subject property is surrounded by properties along US Hwy 281 N that are zoned C-2 Commercial.

The Future Land Use Plan of the City of Bulverde identifies the subject property as RAC – Regional Activity Center which includes *“a variety of higher-density housing types, employment opportunities, and commercial uses that serve on a regional scale.”* Primary land uses in a

Regional Activity Center consist of “*retail, commercial, townhomes, workforce housing, offices, business park, hotels, entertainment centers, retail and personal service uses.*”

PREVIOUS PLANNING & ZONING COMMISSION ACTION:

This item was tabled at the October 14, 2021 meeting.

ATTACHMENTS:

- A. Application
- B. Letter of Authorization
- C. Written Statement
- D. Site Plan
- E. Elevations
- F. Survey
- G. Zoning Exhibits
- H. Half Review Memo



Application for Zoning Change

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

Date: 14 September 2021

Case No. _____

Applicant Information:

NOAH'S ARK DEVELOPMENT	210.307.5599	
Name	Phone	Fax
30435 US HWY 281 N BULVERDE, TX 78163		CECELIA@NOAHSARKDEVELOPMENT.COM
Address		Email

Property Owner Information:

ROBERT KEITH STODDARD JR	830.438.5904	
Name	Phone	Fax
461 RODEO DRIVE SPRING BRANCH, TX 78070		KS@STODDARDCMI.COM
Address		Email

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

Property Identification:

Street Address: 30665 US HIGHWAY 281 N BULVERDE, TX 78163-3222

Legal Description: A-174 SUR-194 A GAYTAN, ACRES 10.02

Zoning District Classification: C-2

Requested Zoning District Classification: PDD C-2 BASE

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

See attached.

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

Cecelia A. Parra
Signature of Owner/Applicant

14 September 2021
Date

Fees:

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

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



PARHAM
G R O U P

30435 US HWY 281 N.
BULVERDE, TX 78163

WWW.LEARNSELFSTORAGE.COM

(210) 405-5518

City of Bulverde
Planning & Zoning Commission
30360 Cougar Bend
Bulverde, TX 78163

RE: Application for Zoning Change- Applicant Narrative

14 September 2021

Request:

Hold a public hearing and consider a request by Noah’s Ark Development for the approval of a Zone Change from C-2 Commercial District to a PDD Planned Development District, on an approximate 6.00-acre tract of land, generally located at 30665 U.S. Highway 281 N Bulverde, TX 78163.

Owner: See Owner’s Authorization Letter

Stoddard Robert Keith JR
461 Rodeo Drive
Spring Branch, TX 78070

Applicant:

Noah’s Ark Development
30435 U.S. Highway 281 N
Bulverde, TX 78163



NOAH'S ARK
DEVELOPMENT



NDS
CONSTRUCTION



JOSHUA
MANAGEMENT

Notice:

Saddleridge HOA: September 14, 2021
 Noah’s Ark Development sent notice to Juanita Seekins, Saddleridge management company to share with HOA Board of Directors and residents.

Property Information:

Address: 30665 U.S. Highway 281 N Bulverde, TX 78163
 Legal Description: A-174 SUR-194 A GAYTAN, 10.02 ACRES
 Owner: Stoddard Robert Keith JR
 Existing Land Use: Commercial Office and Storage Building
 Existing Zoning: C-2, Commercial District
 Proposed Zoning: PDD, Planned Development District

Summary:

The purpose of this submittal is to allow for the development of 6.00-acre tract of land for the purpose of expanding Noah’s Ark Self Storage. Noah’s Ark Development is proposing to develop a multi-story building for the principal use of self-storage with a Contractor’s Office for The Parham Group companies. Accessory office/warehouse buildings will provide a retail/storefront office aspect with storage/warehouse attached. Our development will provide storage for residents and commercial users in the growing area of Bulverde/Spring Branch.

Surrounding Properties: See Surrounding Properties Map

<u>DIRECTION FROM PROPERTY</u>	<u>CURRENT LAND USE</u>	<u>CURRENT ZONING CLASSIFICATION</u>	<u>FUTURE LAND USE CLASSIFICATION</u>
NORTH	Remaining 4.02- ACRES from 10.02 AC tract; COMMERCIAL OFFICE BUILDING & STORAGE	C-2	REGIONAL ACTIVITY CENTER
SOUTH	SELF-STORAGE FACILITY	C-2	REGIONAL ACTIVITY CENTER
EAST	UNDEVELOPED	C-2	REGIONAL ACTIVITY CENTER
WEST	(3) RESIDENTIAL LOTS, (1) VACANT	BULVERDE ETJ	LARGE LOT RESIDENTIAL

Comprehensive Plan/Future Land Use Plan: See City of Bulverde Future Land Use Plan

The Comprehensive Plan’s Future Land Use Plan shows this area designated as the Regional Activity Center. The Regional Activity Center includes “a variety of higher-density housing types, employment opportunities, and commercial uses that serve on a regional scale.” Primary land uses in a Regional Activity Center consist of “retail, commercial, townhomes, workforce housing, offices, business parks, hotels, entertainment centers, retail and personal service uses.” The proposed development is consistent with current and future surrounding land uses.



NOAH'S ARK
DEVELOPMENT



NDS
CONSTRUCTION



JOSHUA
MANAGEMENT

Special Districts:

The proposed development lies within the [Section.14.05.003 Scenic Gateway Overlay](#). The following standards shall be in addition to other regulations set forth in any other ordinance of the City of Bulverde.

1. Landscape Buffer: A 25-foot landscape buffer measured from the front property line immediately adjacent to the right-of-way is required. Where land is reserved for future rights-of-way per city, county or state thoroughfare plans, the landscape buffer shall be measured from the line of reservation/dedication. (Ordinance 437, ex. A, adopted 9/13/16)
2. Landscape Requirements: The landscape buffer shall preserve the natural look of the land. All protected, specimen, and majestic trees as defined by [article 17.06](#) of the Bulverde Code of Ordinances shall be preserved, excluding the area required for driveways. If no protected trees exist, or fewer protected trees than one tree per ten (10) feet of roadway frontage exist, then new trees meeting the standards as defined in the aforementioned [article 17.06](#) shall be planted in the landscape buffer as described below. Additional landscaping in the buffer shall consist of native, drought-resistant plants and grasses.
 - a. Trees shall be planted a minimum of 10 feet from the property line or start of the landscape buffer as described in subsection (1) above.
 - b. A sufficient number of trees shall be planted to achieve a total number of trees (existing protected trees and/or new trees) of at least one tree for each 10 feet of roadway frontage.
 - c. Trees may be staggered or clustered but shall be planted at regular intervals to mimic the natural forests in the area. A tree planting plan shall be submitted to the city for review and approval as part of the building permit process. (Ordinance 586, sec. 2D, adopted 6/11/19)
3. Service areas. No service areas shall be permitted to front U.S. Highway 281, State Highway 46 or F.M. 1863. Service drives shall be permitted to cross the landscape buffer perpendicularly only, and no service drive shall be permitted to be constructed parallel to the landscape buffer.
4. Utilities.
 - a. Drainage facilities are not allowed within the landscape buffer except those that are necessary to convey drainage in the shortest possible route to or from the street right-of-way. Drainage facilities include all detention ponds, water-quality ponds, outlet structures, drainage berms, improved channels, or other improvements associated with the drainage improvements.



NOAH'S ARK
DEVELOPMENT



NDS
CONSTRUCTION



JOSHUA
MANAGEMENT

- b. All detention ponds and water-quality ponds within the Scenic Gateway Overlay District buffer shall be designed to the greatest extent possible to conform to the natural terrain of the land and if possible, as curvilinear, nonrectangular shapes. Detention ponds and water-quality ponds within the landscape buffer shall be designed so that the facilities do not require chain-link fences or concrete walls (or similar material). Outlet structures may be concrete with architectural treatment. Native stone is required for detention ponds and water-quality ponds if the ponds are located behind or within the landscape buffer. Gabions are expressly prohibited.
- c. Fencing is allowed around detention ponds only if the fencing is constructed of wrought iron or tubular steel or other similar product. The fence and any detention or water-quality ponds shall be buffered from the street view by planting native, drought-resistant plants and grasses that will, at maturity, screen at least 40 percent of the view of the detention pond and fence.
- d. Separate ponds for each lot may be utilized if they are designed with a curvilinear contoured shape, are designed not to require fencing, are able to utilize vegetative slope stabilization with a slope not exceeding 3:1, and no structural retaining walls are used.
- e. Dumpsters shall be located on a concrete pad enclosed on three sides by a solid masonry wall with solid gates across the front. This wall shall be at least six (6) feet in height, and at least two feet higher than the top of the dumpster. The style and finish of the walls and gates shall be consistent with the appearance of the building(s) it serves and drawn under the seal of a professional engineer.
- f. All utilities must be located underground.



NOAH'S ARK
DEVELOPMENT



NDS
CONSTRUCTION



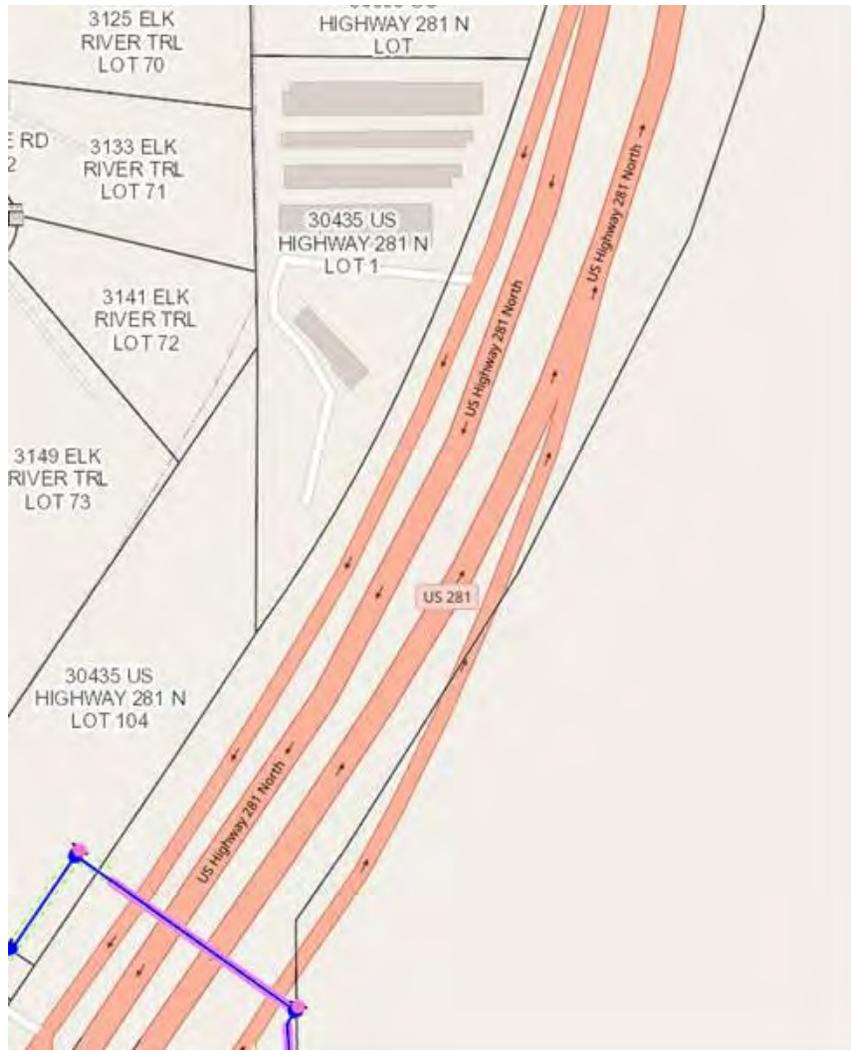
JOSHUA
MANAGEMENT

Architectural Design/Building Standards: See Exhibit Conceptual Site Plan and Exhibit Colored Elevations

REQUIREMENT	STANDARD (C-2)	PROPOSED (PD)
LOT SIZE	*Minimum 30,000 SF	*261,360 SF/6.00-acre
LOT WIDTH	*Minimum 100 feet	~585 feet
ASPECT RATIO	*Maximum four to one depth to width ratio	
FRONT YARD SETBACK	*Minimum 40 feet	40 feet
SIDE YARD SETBACK *INTERIOR LOT	*Minimum 20 feet	20 feet
REAR YARD SETBACK	*Minimum 25 feet *Minimum 60 feet adjacent to residential zoning see article 14.07	25 feet
FAR/DENSITY	-	
LOT COVERAGE	-	
LANDSCAPE AREA	*10-foot landscape buffer strip planted w/trees, shrubs, & ground cover adjacent to any street or R-Districts *1 landscape island for every 10 parking spaces within the parking area see article 14.08.010 for additional requirements *Exceptions, special district overlay requirements	*Per Sec.14.05.003 Scenic Gateway Overlay 25-foot landscape buffer measured from the front property line immediately adjacent to the ROW is required. Where land is reserved for future ROWs per city, county or state thoroughfare plans, the buffer shall be measured from the line of reservation/dedication *1 tree per 10 feet of ROW frontage *Trees shall be planted minimum 10 feet from the property line *1 landscape island for every 10 parking spaces within the parking area
LANDSCAPE MATERIAL	*Must be chosen from City of Bulverde list *All areas not covered w/buildings or paving must be landscaped	*Must be chosen from City of Bulverde list *All areas not covered w/buildings or paving must be landscaped
BUILDING HEIGHT	*Maximum 35 feet for any building	Main Structure: Building parapet is 44' at east end and 37' at west end due to grade drop at site *Exceptions for roof equipment and certain architectural features Accessory Structures: *Maximum 18 feet for any building *Exceptions for roof equipment and certain architectural features
WALLS	*Minimum 70% of total wall area excluding glass & doorways shall be constructed of masonry materials *Minimum 60% masonry construction required for each façade *Remainder of building walls may be non-masonry	<u>East Façade</u> - 28% Native Limestone & Architectural Steel Panels <u>South Façade</u> - 14% Native Limestone & Architectural Steel Panels <u>North Façade</u> – 9% Native Limestone & Architectural Steel Panels
ROOF	*Metal, concrete or clay tile, natural or manufactured stone or asphalt shingles of at least 300 pounds per square	Metal Standing Seam Roof
ARCHITECTURAL FEATURES	*See article 14.10 Architectural Standards for Commercial	Parapet features, projected shade structures and balconies at the 3 rd floor to provide articulation depth to the building façade
PARKING	*Varies by use; see article 14.06	See Parking Requirement Section

Water and Sanitary Sewer Services:

Below is a screenshot from our GIS that appears to show a 12" water main that could potentially be extended to serve and meet our requirements. The line extension previously mentioned is only a 2" water main along the back of the property, which would need to be enlarged and extended as well.



Phasing:

The initial development will consist of the primary multi-story building to serve its principal use as self-storage and accessory use as the Contractor's Office of The Parham Group. The office/warehouse storage building, and future single-story drive-up self-storage buildings are proposed in the second phase.



NOAH'S ARK
DEVELOPMENT



NDS
CONSTRUCTION



JOSHUA
MANAGEMENT

Landscaping:

The proposed development will adhere to [Sec.14.05.003 Scenic Gateway Overlay](#) and [ARTICLE.14.08 LANDSCAPING](#) of the Zoning Ordinance.

Parking Requirements: [Sec.14.06.003](#)

PARKING	USE (TOTAL SF)	PROPOSED SPACES	REQUIRED
BLDG A PHASE 1	LEASING OFFICE: 900 SF	4 (1 per 250 sf)	3.6 spaces (1 per 250 sf)
	CONTRACTOR'S OFFICE: 6,075 SF	17	One space per employee, plus one space for each company vehicle
	STORAGE: 98,625 GSF	5 space plus <u>loading zones per sec.14.06.007</u>	One space per 20 units or minimum 5 designated customer spaces
	RETAIL: 1800 SF	5 spaces	5.4 spaces (1 space per 333 square feet of GBA)
TOTAL	BLDG A	31	30
PHASE 2	OFFICE/WAREHOUSE (6) 1,000 SF SPACES = 6,000 GSF	16	12 (1 space per 1,000 square feet of GBA plus parking for the office component of the building)
	STORAGE: 26,900 SF	<u>loading zones per sec.14.06.007</u>	One space per 20 units or minimum 5 designated customer spaces
PHASE 3	STORAGE: 17,500 SF	<u>loading zones per sec.14.06.007</u>	One space per 20 units or minimum 5 designated customer spaces

*Office- For buildings less than 75,000 square feet *1 space per 250 square feet of GBA*

*Warehouse- *1 space per 1,000 square feet of GBA plus parking for the office component of the building*

*Retail- Buildings <10,000 SF *1 space per 333 square feet of GBA >10,000 SF *30 spaces, plus 1 space per 200 SF of GBA in excess of 10,000 SF*

Lighting:

All lighting, whether installed on the building exterior or freestanding, shall comply with the City of Bulverde dark sky ordinance per [ARTICLE 3.09 DARK SKY ORDINANCE](#) .



**NOAH'S ARK
DEVELOPMENT**



**NDS
CONSTRUCTION**



**JOSHUA
MANAGEMENT**

Commercial Building Code: [Article 3.06](#)

- 2015 International Mechanical Code of the International Code Council (ICC) (Ordinance 334-11-11-08, sec. 1.2, adopted 11/8/11; Ordinance 415, sec. 1(3), adopted 11/10/15) State law reference–Air Conditioning and Refrigeration Contractor License Law, V.T.C.A., Occupations Code, ch. 1302.
- 2014 National Electrical Code of the National Fire Protection Association (NFPA) (Ordinance 334-11-11-08, sec. 1.2, adopted 11/8/11; Ordinance 415, sec. 1(4), adopted 11/10/15) State law references–National Electrical Code adopted as municipal residential and commercial electrical code, V.T.C.A., Local Government Code, sec. 214.214; Texas Electrical Safety and Licensing Act, V.T.C.A., Occupations Code, ch. 1305.
- 2015 International Plumbing Code and the 2015 International Fuel Gas Code of the International Code Council (ICC) (Ordinance 334-11-11-08, sec. 1.2, adopted 11/8/11; Ordinance 415, sec. 1(5), adopted 11/10/15) State law reference–Adoption of plumbing codes and amendment of codes by municipality, V.T.C.A., Occupations Code, sec. 1301.255.
- 2015 International Fire Code of the International Code Council (Ordinance 334-11-11-08, sec. 1.2, adopted 11/8/11; Ordinance 415, sec. 1(6), adopted 11/10/15)

Environmental Considerations:

No portion of this property is located within the FEMA-designated 100-year floodplain. The proposed development is within the Edwards Aquifer Contributing Zone and will comply with TCEQ Edwards Aquifer Rules. Variance requests for Article 17.04 Cut & Fill Requirements, Article 17.06.009 Tree Preservation, and Article 17.03.005 Disturbance Within Steep Slope are being requested due to the extreme site constraints.

Drainage Criteria: [Sec.3.06.030](#)

All construction sites shall comply with the most current edition of the city's [Storm Drainage Design Criteria Manual](#).

Signage: [ARTICLE 3.08 SIGNS](#)

All signage will adhere to the [General Design Standards of Division 4](#), Article 3.08. Noah's Ark Self Storage features an existing ground pole sign. Proposed signage for the PDD would include development, construction, directional, attached, and monument signage.



NOAH'S ARK
DEVELOPMENT



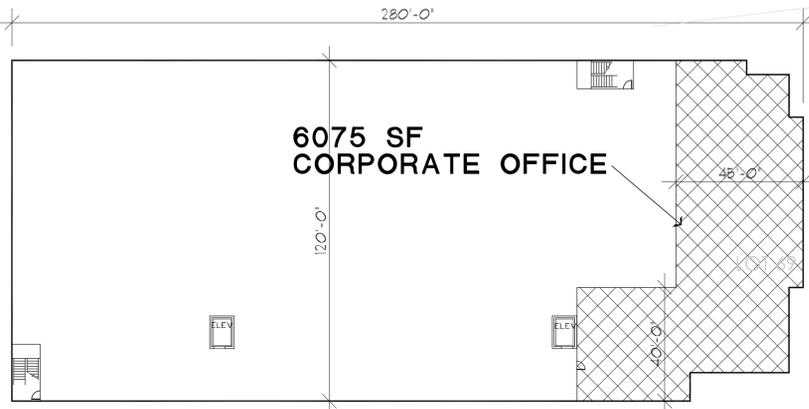
NDS
CONSTRUCTION



JOSHUA
MANAGEMENT

DOC. NO. Z00106026277
O.P.R.C.C.TX.

ISSUE	DATE
OWNER REVIEW	1/11/2021
	1/20/2021
	8/19/2021
	9/13/2021
	10/22/2021



SITE AREA	
261,395 SF	6.00 ACRES
BUILDING DATA	
PHASE 1	
98,625 TOTAL GSF	
RETAIL 1,800 SQ FT	
RENTAL OFFICE 1000 SQ FT	
SUPPORT 270 SQ FT	
	3070 SQ FT
CORP OFFICE 6075 SQ FT	
STORAGE 89,480 GSF	
APPROX 68,000 NET RENTABLE	
PHASE 2	
STORAGE 27,000 GSF	
PHASE 3	
19,700 TOTAL GSF	

SADDLE RIDGE
SUBDIVISION
UNIT 1
VOL 13, PG 42-48
LOT 105

LOT 70

N 21°05'23" W
49.48'

3 STORY
32,875 SF/FLOOR
98,625 GSF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 2
1 STORY
UPPER
13,500 SF

PHASE 3
1 STORY
19,700 SF

RETAIL
1200 SF
2000
2000
2000
2000

OFFICE
1000 SF

S 10°02'32" W
101.29'

US HWY 281

A=499.73'
R=3759.72'
D=7°36'56"
CH=S 13°46'28" W
CHL=499.36'

LOT 1
3.50 ACRES
NOAH'S ARK
VOL 12 PG 141

N 89°44'16" W 349.54'



SITE DEVELOPMENT PLAN

scale 1" = 30.0'

NOAH'S ARK
SELF STORAGE/
CORP OFFICE
US HWY 281 NORTH
BULVERDE, TX 78163

**Kaufman
Design
Group**

ARCHITECTURE

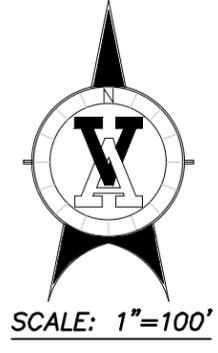
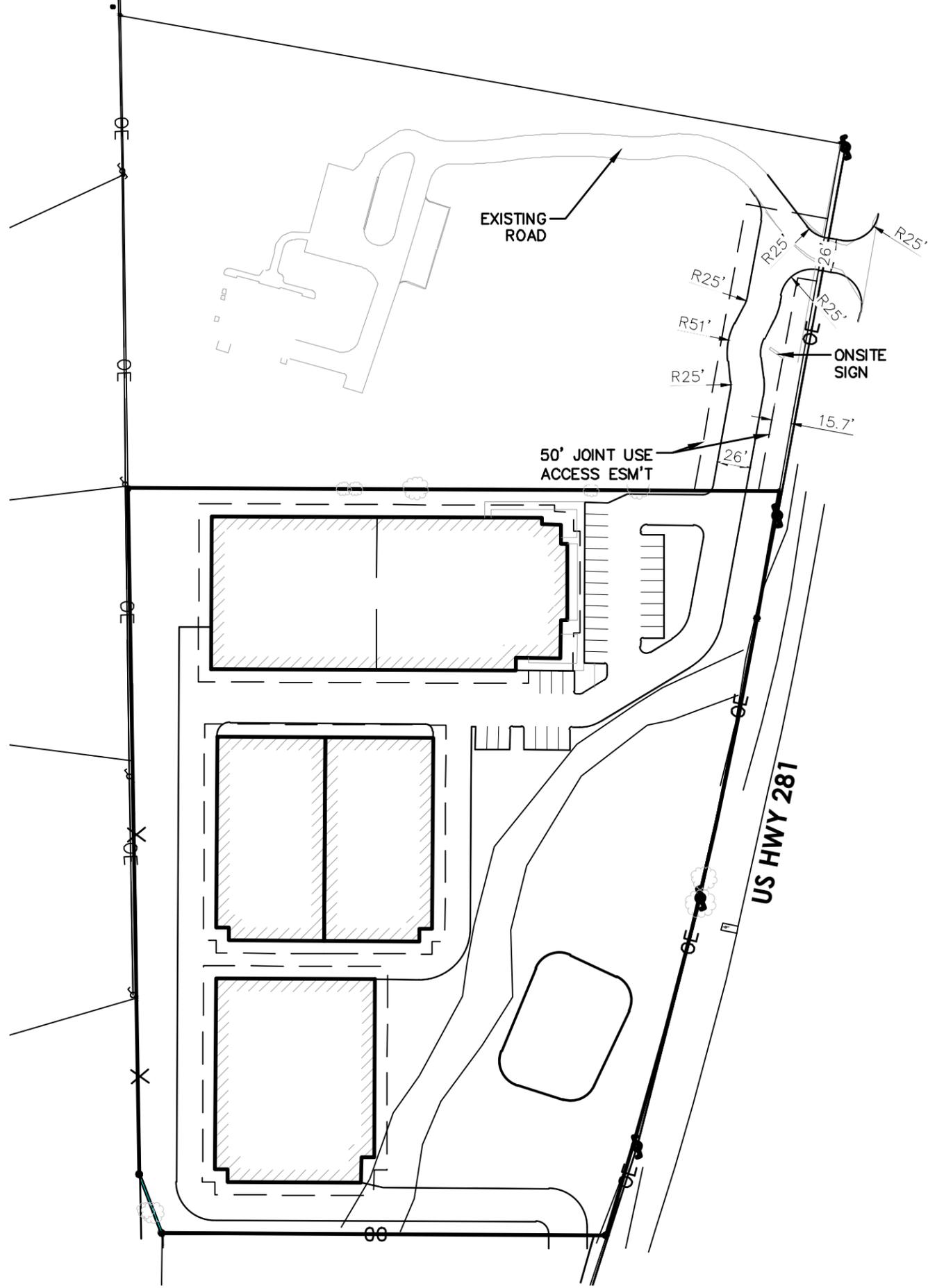
12371 E. LINCOLN CT.
WICHITA, KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
SITE ARCHITECTURAL

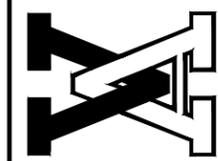
SHEET NUMBER

SA1

OF SHEETS



JOINT ACCESS ESM'T EXHIBIT
NOAH'S ARK SELF STORAGE
ATTACHMENT: _____ DATE: OCTOBER 2021



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159

TIA Worksheet



Reference # _____

This worksheet was developed to facilitate the TIA scoping process. The developer's representative shall complete and submit this worksheet to the City with the required background information at least two weeks prior to the scoping meeting.

Background Information

Project Name: Noah's Ark Development

Developer Representative: GKW, Inc. - Jesus Juarez, PE

Representative's Contact Information

Phone: (210) 582-5870

Email: jjuarez@gkw-inc.com

Proposed land uses: Office; Retail; Storage

- Include with worksheet:
- Trip generation worksheet
 - Preliminary Trip Distribution and Assignment Diagrams
 - Site plan with driveway locations
 - Basis for background traffic growth rate

TIA Parameters

Parameter	Developer Proposed	City Concurrence?		If no, identify modification required
		Yes	No	
Trip Generation Code	151;710; 712;714; 814	<input type="checkbox"/>	<input type="checkbox"/>	
Site Build Out Year	2027	<input type="checkbox"/>	<input type="checkbox"/>	
Background Traffic Growth Rate	3.5%	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed Peak Periods (check all)	AM <input checked="" type="checkbox"/> PM <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Special Scenarios for Evaluation (i.e. Phasing, 6-year status, etc.)	1) 3-Phase Build-Out	<input type="checkbox"/>	<input type="checkbox"/>	
	2) 5-Year Buildout for Planning Purposes	<input type="checkbox"/>	<input type="checkbox"/>	
Intersection for Analysis (in addition to all site driveways; attach list or map if more than 4 intersections)	1) Diamond at 281 & 1863	<input type="checkbox"/>	<input type="checkbox"/>	
	2) U-Turn on 281 (North of Site)	<input type="checkbox"/>	<input type="checkbox"/>	
	3)	<input type="checkbox"/>	<input type="checkbox"/>	
	4)	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments/Concerns to be Addressed in the TIA

AM Peak Traffic: 27. PM Peak Traffic: 43

Growth Rate calculated from the Housing and Population Projections found on Comprehensive Plan.

Agreement on TIA Parameters

- TIA Type:
- Worksheet (< 51 PHT)
 - Minor (<300 PHT & Multiple Land Use, or <500 PHT & Single Land Use)
 - Major (>301 PHT & Multiple Land Use, or >501 PHT & Single Land Use)

Date: 11 / 02 / 2021

City of Bulverde

Comal County (if applicable)



Developer's Representative

Printed Name of Representative

Printed Name of Representative

Jesus Juarez

Printed Name of Representative

Trip Generation Table- Noah's Ark Development

Anticipated Land Use / ITE Code	Size	Average Daily 2-way Volume (vehicles)	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
			Enter (vph)	Exit (vph)	Enter (vph)	Exit (vph)
Peak Hour of Adjacent Street						
Corporate Office Space (714)	6,075 Sq. Ft GFA	Weekday Rate= 7.95	Rate= 0.72		Rate= 0.60	
		Total = 48	95%	5%	3%	97%
			5	0	0	4
			Total= 5	Total= 4		
Peak Hour of Adjacent Street						
Variety Store (814)	1,800 Sq. Ft GFA	Weekday Rate= 63.47	Rate= 3.18		Rate= 6.84	
		Total = 114	57%	43%	52%	48%
			3	2	6	6
			Total= 6	Total= 12		
Peak Hour of Adjacent Street						
Small Office Building (712)	1,270 Sq. Ft GFA	Weekday Rate= 16.19	Rate= 1.92		Rate= 2.45	
		Total = 21	83%	17%	32%	68%
			2	0	1	2
			Total= 2	Total= 3		
Peak Hour of Adjacent Street						
Mini-Warehouse (151)	89,480 Sq. Ft GFA	Weekday Rate= 1.51	Rate= 0.10		Rate= 0.17	
		Total = 135	60%	40%	47%	53%
			5	4	7	8
			Total= 9	Total= 15		
Peak Hour of Adjacent Street						
Mini-Warehouse (151)	27,000 Sq. Ft GFA	Weekday Rate= 1.51	Rate= 0.10		Rate= 0.17	
		Total = 41	60%	40%	47%	53%
			2	1	2	2
			Total= 3	Total= 5		
Peak Hour of Adjacent Street						
Mini-Warehouse (151)	19,700 Sq. Ft GFA	Weekday Rate= 1.51	Rate= 0.10		Rate= 0.17	
		Total = 30	60%	40%	47%	53%
			1	1	2	2
			Total= 2	Total= 3		
TOTAL TRIPS GENERATED			18	8	18	24
		Grand Total= 389	Grand Total= 27	Grand Total= 43		

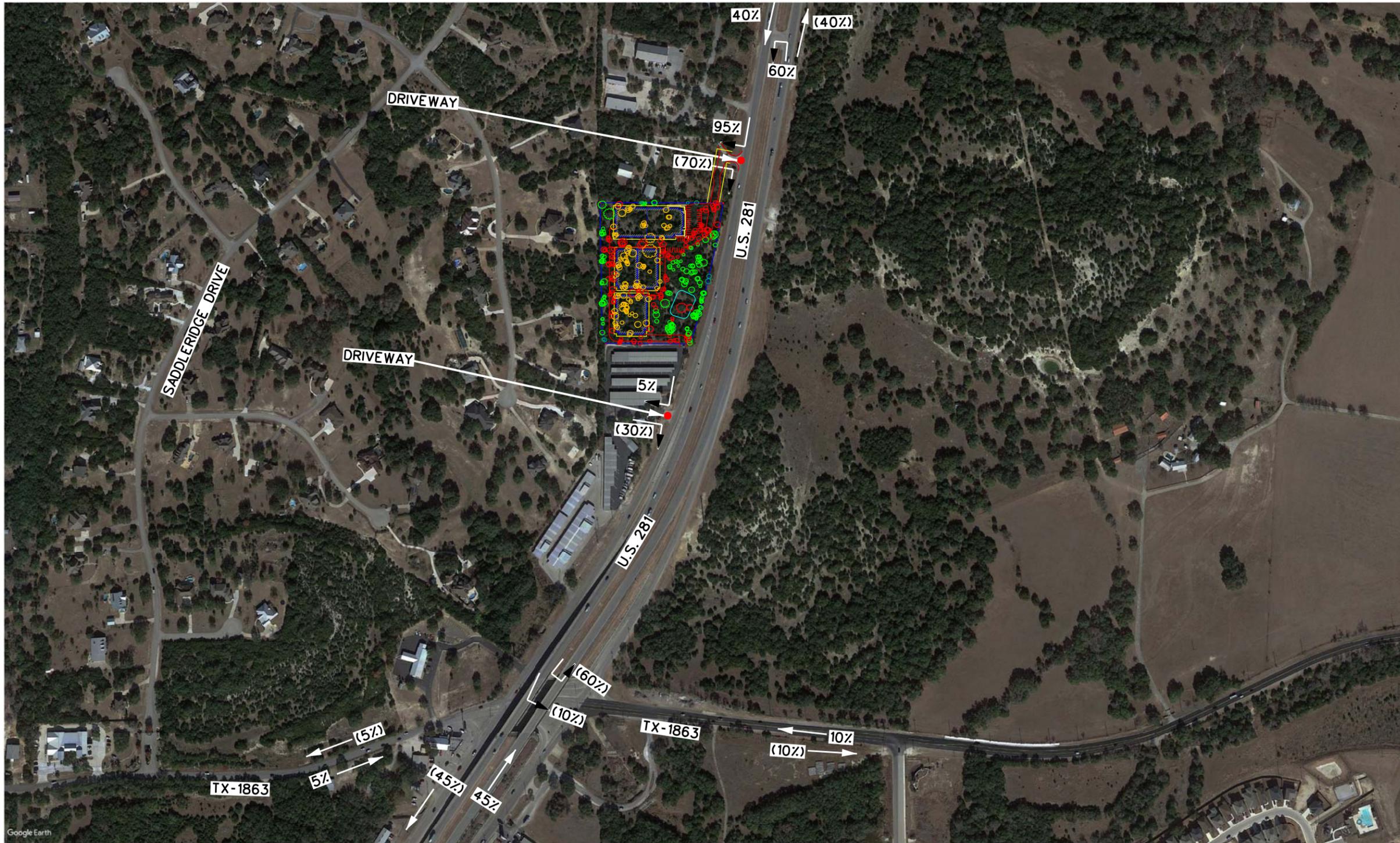
Notes 1: Source: Trip Generation, Institute of Transportation Engineers, 10th Edition

2: Totals may not total exactly due to rounding.

3: ITE Code for General Urban/Suburban setting

Prepared by: Jesus Juarez, PE





LEGEND

✓ INBOUND SITE
 (✓) OUTBOUND SITE

GKW ENGINEERING
 3463 MAGIC DR., SUITE 250
 SAN ANTONIO, TEXAS 78229
 210-582-5870 FAX 210-582-5872
 WWW.GKW-INC.COM FIRM No. TX - 4532

NOAH'S ARK STORAGE
EXHIBIT
TRIP DISTRIBUTION PERCENTAGES
 PRELIMINARY SHEET NO: 1 OF 1

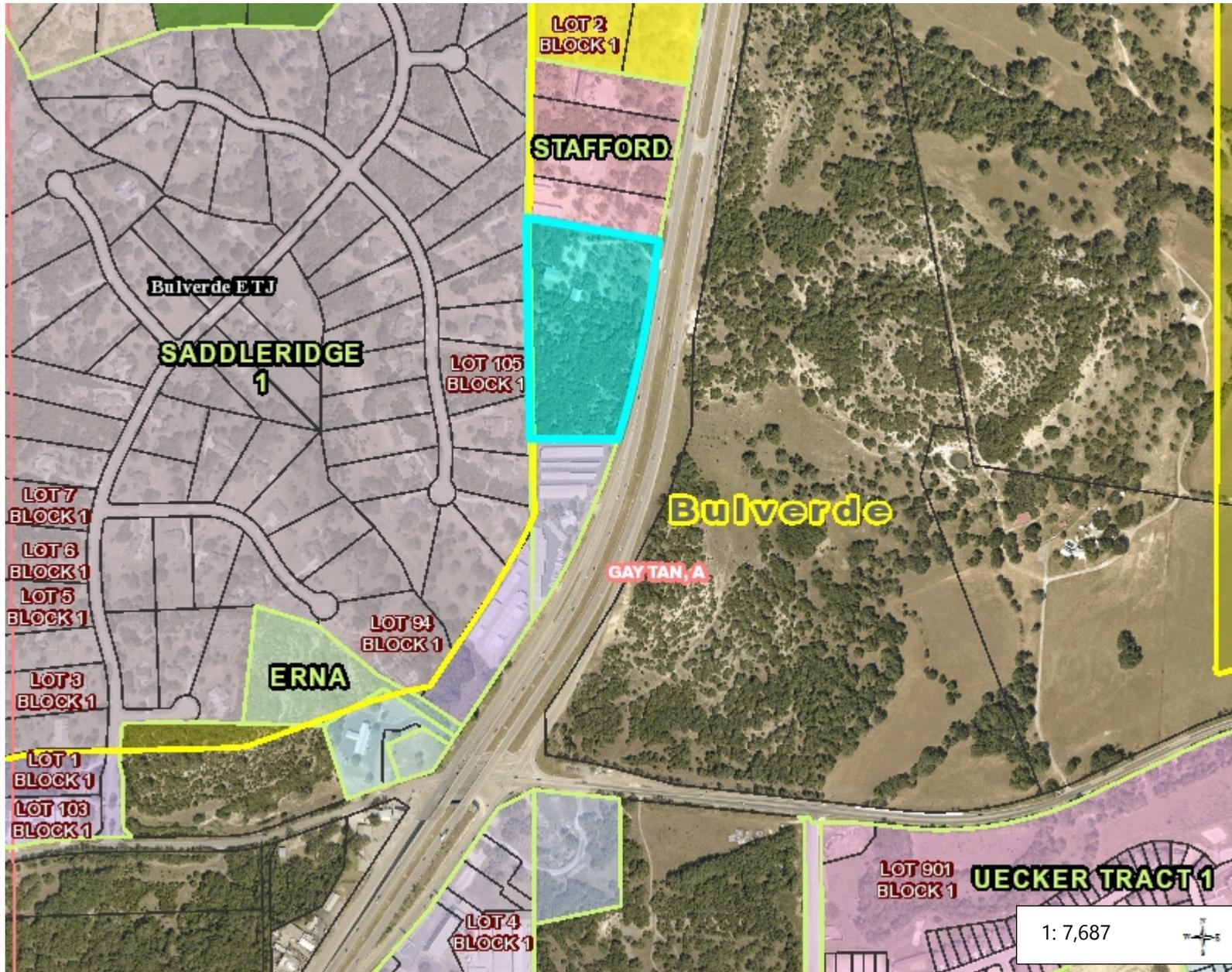
DRWN. BY:	DSGN. BY: AFG	CHKD. BY: AFG	DATE: \$DATES\$
FILE NAME: \$FILES\$			SHEET:

USER: \$USERS\$ DATE: \$DATES\$ TIME: \$TIMES\$
 SHEET NAME: \$SHEETNAME\$ SHEET NUMBER: \$SHEETNO\$
 FILE LOCATION: \$FILELOCATION\$
 LAST SAVED: \$LASTSAVEDDATE\$
 PEN TABLE: \$PENBLSS\$
 PLOT DRIVER: \$PLOTDRVS\$



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
- Vacate & Replat
- Amendment to Plat
- Amending Plat
- Vacating Plat
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



FLOODPLAIN



Legend

- Addresses
- Culverts
- Guardrails
- Major Roads
 - Farm roads
 - Highways
- Streets
- Major Thoroughfares
 - Collector Road
 - Freeway
 - Local Road
 - Primary Arterial
 - Secondary Arterial
- LOMAs
- LOMRs
- FEMA Floodplain 100 Yr
- Firm Panel
- Floodway
- 500 Yr Floodplain
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

1: 5,597






Edwards Aquifer Contributing Zone



Legend

- Texas Land Survey(Approx)
- Parcels
- Future Parcels
- Lots
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MATERIAL LEGEND

TAG	TAG	DESCRIPTION	MANUF/COLOR
(A)		24 GA. ARCHITECTURAL STEEL PANEL 1 1/8" DEEP HORIZONTAL FLUTE	MBCI A PANEL COPPER METALLIC
(B)		NATIVE DIMENSIONAL CUT LIMESTONE	TO BE SELECTED
(C)		24 GA. ARCHITECTURAL STEEL PANEL HORIZONTAL INSTALLATION	MBCI D PANEL DOVE METALLIC
(D)		STEEL FRAMING & CANOPY OR SHADE STRUCTURE	PAINT TO BE SELECTED
(E)		STOREFRONT ALUM. GLAZING SYSTEM	ANODIZED ALUMINUM FRAME
(F)			
(G)			

MASONRY 28% OF EAST FACADE
LESS DOORS AND WINDOWS

LOW EAVE
ELEV 132'-0"

3rd FINISH FLOOR
ELEV 122'-0"

2nd FINISH FLOOR
ELEV 111'-0"

1st FINISH FLOOR
ELEV 95'-0"



EAST FRONTAGE ELEVATION

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

SCALE 3/32" = 1'-0"



NORTH ELEVATION

SCALE 3/32" = 1'-0"

AUTHORIZATION LETTER FOR THE CITY OF BULVERDE

DATE: 14 Sept. 2021

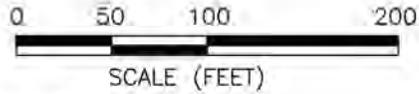
City of Bulverde
Planning and Zoning Commission
30360 Cougar Bend
Bulverde, TX 78163

RE: Owner Authorization for Noah's Ark Development (the "Applicant")

This is to certify that I, ROBERT KEITH STODDARD JR (property owner) am the owner of the property located at 30665 US Hwy 281 N Bulverde, TX 78163. Please accept this letter as my authorization to allow NOAH'S GP, INC., DBA NOAH'S ARK DEVELOPMENT (applicant) to submit applications for the referenced property to the Planning and Zoning Commission of the City of Bulverde.

Owners Signature: Keith Stoddard
Owners Phone Number: 210-723-8118
Owners Email Address: ks@stoddardgc.com

ROBERT KEITH STODDARD
 REMAINDER OF
 A TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.



LOT 68

LOT 69

SADDLE RIDGE
 SUBDIVISION
 UNIT 1
 VOL 13 PG
 42-48

LOT 105

N 00°56'03" W 539.39'

S 89°44'16" E 512.70'

S 10°02'32" W
 101.29'

FOUND 1/2" IRON
 CAPPED "ACS
 INC. SA"

C.M.

6.00 ACRES
 OUT OF A
 TRACT CALLED
 10.02 ACRES
 DOC. NO. 200106026299
 O.P.R.C.C.TX.

(UNIMPROVED)

US HWY 281

A=499.73'
 R=3759.72'
 D=7°36'56"
 CH=S 13°46'28" W
 CHL=499.36'

GRID COORDINATES
 N:13819660.64
 E:2148425.92
 Z:1033.54

N 21°05'23" W
 49.48'

LOT 70

FOUND 1/2" IRON

FOUND 1/2" IRON
 ROD "4233"

P.O.B

N 89°44'16" W 349.54'

C.M.

C.M.

LOT 71

LOT 1
 3.50 ACRES
 NOAH'S ARK
 VOL 12 PG 14)

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: 06/18/2021

LEGAL DESCRIPTION

SURVEY OF A 6.000 ACRE TRACT OF LAND SITUATED IN THE AGAPITO GAYTON SURVEY, ABSTRACT NO. 174, COMAL COUNTY, TEXAS, OUT OF THAT CERTAIN 10.02 ACRE TRACT CONVEYED TO ROBERT KEITH STODDARD, DESCRIBED IN DOCUMENT NO. 200106026299, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



**SHERWOOD
 SURVEYING & S.U.E.**
 UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
 6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200
 SPRING BRANCH, TEXAS 78070
 PHONE (830) 228-5788 FAX (830) 885-2170



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF JUNE, 2021, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Richard A. Goodwin JUNE 29, 2021
 RICHARD A. GOODWIN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069



P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
TBPELS FIRM #10044200

6.000 ACRES

FN NO. 21NAD001

JUNE 29, 2021

FIELDNOTE DESCRIPTION

BEING A 6.000 ACRE TRACT, SITUATED IN THE AGAPITO GAYTON SURVEY NO. 194, ABSTRACT NUMBER 174, OUT OF THAT CERTAIN 10.02 ACRE TRACT RECORDED IN DOCUMENT NUMBER 200106026299 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 6.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A ½" IRON ROD FOUND SITUATED ON THE WESTERLY LINE OF U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF LOT 1, NOAH'S ARK, A SUBDIVISION RECORDED IN VOLUME 12, PAGE 141, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID 10.02 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°44'16" W, ALONG THE NORTHERLY LINE OF SAID LOT 1, NOAH'S ARK SUBDIVISION, COMMON WITH THE SOUTHERLY LINE OF SAID 10.02 ACRE TRACT, A DISTANCE OF 349.54 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 SITUATED IN THE EASTERLY LINE OF SADDLE RIDGE SUBDIVISION, UNIT 1, RECORDED IN VOLUME 13, PAGE 42-48, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID 10.02 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID 10.02 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID SADDLE RIDGE SUBDIVISION, UNIT 1, THE FOLLOWING COURSES:

N 21°05'23" W, A DISTANCE OF 49.48 FEET TO A ½" IRON ROD FOUND;

N 00°56'03" W, A DISTANCE OF 539.39 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°44'16" E, SEVERING SAID 10.02 ACRE TRACT, A DISTANCE OF 512.70 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" ON THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281 FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE, ALONG THE WESTERLY LINE OF SAID U.S. HIGHWAY NO. 281,
THE FOLLOWING COURSES:

S 10°02'32" W, A DISTANCE OF 101.29 FEET TO A FOUND ½" IRON ROD
CAPPED "ACS INC. SA" AT THE BEGINNING OF A CURVE TO THE RIGHT;

IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 3759.72 FEET, AN ARC
LENGTH OF 499.73 FEET, A CENTRAL ANGLE OF 07° 36' 56", AND
HAVING A CHORD BEARING OF S 13°46'28" TO THE **POINT OF BEGINNING**,
CONTAINING AN AREA OF 6.00 ACRES OF LAND MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING
IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION.

 6/29/21

RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS





PLANNING & ZONING COMMISSION ITEM

CA-21-13

Chapters 14: Code Amendment Guest Houses Special Use Permit

MEETING DATE: November 10, 2021

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, Planning Director

REQUEST:

Public Hearing and Consideration of an Ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, The City of Bulverde Code of Ordinances by amending the Use Table in Section 14.04.002 to allow Guest Houses in the R-2 and R-3 Residential Districts by Special Use Permit; Amending the definition of Guest House to delete reference to Agricultural Districts and reference to family members; repealing conflicting Ordinances; providing a severability clause; and providing an effective date.

SUMMARY:

The City Council at the October 12, 2021, regular meeting requested that staff draft an ordinance creating a Special Use Permit (SUP) application process for guest houses in R-2 and R-3 Residential Districts. Current ordinance only allows guest houses in AG Agricultural and R-1 Residential Districts. The proposed ordinance would require a Special Use Permit approval from City Council to allow a proposed guest house in the R-2 and R-3 Residential Districts. Any proposed guest house would be required to comply with other code requirements including maximum lot coverage, setbacks and building permit requirements in addition to the SUP. Section 14.02.001 of the Bulverde Code of Ordinances defines a guest house as:

***Guest house.** A dwelling unit located on the same lot as the main building or a portion of the main building in an Agricultural zoning district used and occupied by guests of the occupant of the premises which shall not be rented or otherwise used as a separate dwelling and which shall not have separate utility connections.*

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, AMENDING CHAPTER 14, ZONING, THE CITY OF BULVERDE CODE OF ORDINANCES BY AMENDING THE USE TABLE IN SECTION 14.04.002 TO ALLOW GUEST HOUSES IN THE R-2 AND R-3 RESIDENTIAL DISTRICTS BY SPECIAL USE PERMIT; AMENDING THE DEFINITION OF GUEST HOUSE TO DELETE REFERENCE TO AGRICULTURAL DISTRICTS AND ADD REFERENCE TO FAMILY MEMBERS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to amend Chapter 14, Code of Ordinances of the City of Bulverde, Texas (the “*Zoning Ordinance*”) to allow guest house use in the R-2 and R-3 Residential Districts by Special Use Permit;

WHEREAS, the City Council desires to amend Section 14.02.001 to delete the reference to Agricultural districts in the definition of guest house and add reference to family members;

WHEREAS, the Planning and Zoning Commission of the City of Bulverde, Texas, and the City Council of the City of Bulverde, Texas, in compliance with the Charter and State law with reference to the Zoning Ordinance, have given requisite notices by publication and otherwise, and after holding a due hearing and affording a full and fair hearing to all persons interested, the City Council, having received the final report of the Planning and Zoning Commission and having determined that the revisions to the Zoning Ordinance adopted by this Ordinance will promote the health, safety, morals, and general welfare of the City of Bulverde and the safe, orderly, and healthful development of the City of Bulverde, is of the opinion that the Zoning Ordinance should be revised as set forth in this Ordinance; and

WHEREAS, the City Council finds and determines that the meeting at which this Ordinance was passed was open to the public, that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and that the City of Bulverde complied with all other requirements, including but not limited to the notice requirements in Chapter 211, Texas Local Government Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS:

- 1. Findings of Fact.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- 2. Enactment.** Section 14.04.002 and Section 14.02.001 of the Zoning Ordinance are amended as shown in Exhibit A.
- 3. Repealer.** All ordinances, resolutions, or parts thereof, that are in conflict or are inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict or inconsistency, and the provisions of this Ordinance shall be and remain controlling as to the matter regulated herein.

4. **Severability.** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this ordinance and same are deemed severable for this purpose.
5. **Effective Date.** This Ordinance shall be effective as of the date of adoption.

PASSED AND ADOPTED this ____ day of _____, 2021.

Bill Krawietz, Mayor

ATTEST:

Maria Franco, City Secretary

EXHIBIT A

Chapter 14, Code of Ordinances of the City of Bulverde, Texas is amended as shown below, with insertions indicated by underlines (e.g. underlines) and deletions indicated by strikethroughs (e.g. ~~strikethroughs~~):

- 1. Guest House Definition.** Section 14.02.001 is amended as follows:

Guest house. A dwelling unit located on the same lot as the main building or a portion of the main building ~~in an Agricultural zoning district~~ used and occupied by guests or family members of the occupant of the premises which shall not be rented or otherwise used as a separate dwelling and which shall not have separate utility connections

- 2. Caretaker's Quarters.** The table in Section 14.04.002 is amended to allow guest house use by special use permit in the R-2 and Residential Districts. Accordingly, the row labeled "Guest House" in the table below Section 14.04.002 is amended to read as follows:

	AG	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	AV
Guest House	X	X	<u>S</u>	<u>S</u>							



PLANNING & ZONING COMMISSION ITEM

CA-21-14

Chapters 14: Code Amendment Caretaker's Quarters Definition

MEETING DATE: November 10, 2021

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, Planning Director

REQUEST:

Public Hearing and Consideration of an Ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, The City of Bulverde Code of Ordinances by amending Section 14.02.001 to add Home Health Care Provider to the Definition of Caretaker's Quarters; repealing conflicting ordinances; providing a severability clause; and providing an effective date.

SUMMARY:

The City Council at the October 12, 2021, regular meeting requested that staff draft an ordinance amending the definition of Caretaker's Quarters by adding Home Health Care Provider to the definition. The proposed ordinance would add Home Health Care Provider to the list of examples of persons employed on a full-time basis that would fall under the definition of "Caretakers".

Caretaker's quarters. A dwelling unit located on the same lot as the main building or portion of the main building, used and occupied as living quarters for persons employed on a full-time basis by the occupant of the premises as domestic help, such as a maid, gardener, chauffeur, cook, [or] ranch hand, residing on the premises. Such quarters shall not be rented or otherwise used as a separate dwelling and shall not have separate utility connections.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, AMENDING CHAPTER 14, ZONING, THE CITY OF BULVERDE CODE OF ORDINANCES BY AMENDING SECTION 14.02.001 TO ADD HOME HEALTH CARE PROVIDER TO DEFINITION OF CARETAKER’S QUARTERS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to amend Chapter 14, Code of Ordinances of the City of Bulverde, Texas (the “*Zoning Ordinance*”) to include home health care provider as an example of a resident in the definition of caretaker’s quarters;

WHEREAS, the Planning and Zoning Commission of the City of Bulverde, Texas, and the City Council of the City of Bulverde, Texas, in compliance with the Charter and State law with reference to the Zoning Ordinance, have given requisite notices by publication and otherwise, and after holding a due hearing and affording a full and fair hearing to all persons interested, the City Council, having received the final report of the Planning and Zoning Commission and having determined that the revisions to the Zoning Ordinance adopted by this Ordinance will promote the health, safety, morals, and general welfare of the City of Bulverde and the safe, orderly, and healthful development of the City of Bulverde, is of the opinion that the Zoning Ordinance should be revised as set forth in this Ordinance; and

WHEREAS, the City Council finds and determines that the meeting at which this Ordinance was passed was open to the public, that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and that the City of Bulverde complied with all other requirements, including but not limited to the notice requirements in Chapter 211, Texas Local Government Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS:

1. **Findings of Fact.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
2. **Enactment.** Section 14.02.001, Zoning Ordinance, is amended as set forth in Exhibit A.
3. **Repealer.** All ordinances, resolutions, or parts thereof, that are in conflict or are inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict or inconsistency, and the provisions of this Ordinance shall be and remain controlling as to the matter regulated herein.
4. **Severability.** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this ordinance and same are deemed severable for this purpose.
5. **Effective Date.** This Ordinance shall be effective as of the date of adoption.

PASSED AND ADOPTED this ____ day of _____, 2021.

Bill Krawietz, Mayor

ATTEST:

Maria Franco, City Secretary

EXHIBIT A

Section 14.02.001, Code of Ordinances of the City of Bulverde, Texas is amended as shown below, with insertions indicated by underlines (e.g. underlines) and deletions indicated by strikethroughs (e.g. ~~strikethroughs~~):

Caretaker's quarters. A dwelling unit located on the same lot as the main building or portion of the main building, used and occupied as living quarters for persons employed on a full-time basis by the occupant of the premises as domestic help, such as a maid, gardener, chauffeur, cook, home health care provider, or ranch hand, residing on the premises. Such quarters shall not be rented or otherwise used as a separate dwelling and shall not have separate utility connections.