



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – January 13, 2022

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. December 16, 2021 Planning and Zoning Commission meeting

3) REGULAR AGENDA ITEMS

- A. PC-21-35 (Final): Consider the approval of a Final Plat for Lux Tract Water Pumping Facility, located near the intersection of Ammann Road and Cibolo Way.
- B. PC-21-36 (Replat): Consider the approval of a Replat (Revision) for Lot 69 & 70, Block 4, Belle Oaks Ranch Phase I, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.
- C. PC-21-37 (Replat): Consider the approval of a Replat (Revision) for Lots 33 & 34, Block 1, Belle Oaks Ranch Phase IX, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.
- D. PC-21-38 (Final): Consider the approval of a Final Plat for Belle Oaks Ranch, Phase IX, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.
- E. PC-21-39 (Preliminary): Consideration of a Preliminary Plat for QuikTrip 4028, generally located near the intersection of State Highway 46 and Stahl Lane.
- F. VR-21-14: Consider a request by O'Reilly Auto Parts for a variance to Section 17.04.003, related to Cuts, of the City of Bulverde Code of Ordinances, on 1.343 acres located at 18500 Forty-Six Parkway, Spring Branch, TX 78070.
- G. CA-22-04: 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 14.06.005 to allow for paving other than concrete, and asphalt for periodic uses such as Farmer's Markets and temporary outdoor sales; 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 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 January 10, 2022.

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: Dec. 16, 2021

Meeting Duration: 6:01 p.m. to 6:32 p.m.

CALL TO ORDER

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

Commission Members Absent: Jeffrey Burrier

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

APPROVAL OF MINUTES

- A. November 10th, 2021 Planning and Zoning Commission meeting: **Chairman Sisk made a motion to approve the minutes from the November 10th, 2021 meeting. The motion was seconded by Commissioner Hawkins and passed with a 5-0 vote.**
- B. November 30th, 2021 Planning and Zoning Commission meeting: **Chairman Sisk made a motion to approve the minutes from the November 30th, 2021 meeting. The motion was seconded by Commissioner Hawkins and passed with a 5-0 vote.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. PC-21-29 (Replat): Consider the approval of a Replat for Lots 11R, 12R and 101R, Johnson Ranch N Unit 8, generally located near the Southwest corner of Mustang Vista and Stahl Lane **Director Huerta presented the report and answered questions asked by the commission. After consideration and discussion, Commissioner Molina made a motion to deny PC-21-29, due to review comments not being addressed. The motion was seconded by Chairman Sisk, and passed with a 6-0 vote.**
- B. PC-21-30 (Final): Consider the approval of a Final Plat for Centennial Ridge, Unit 2A, generally located on the east side of Adyson Ridge Drive, 0.6 miles north of E Amman Road **Director Huerta presented the report and answered questions asked by the commission. After consideration and discussion, Commissioner Hawkins made a motion to approve PC-21-30. The motion was seconded by Chairman Sisk and passed with a 6-0 vote.**
- C. PC-21-31 (Final): Consider the approval of a final plat for 4S Ranch, Unit 8A, located approximately 2.0 miles Southeast of the intersection of Mustang Vista and Stahl Lane. **Director Huerta presented the report and answered questions asked by the commission. After consideration and discussion, Commissioner Alexandre made a motion to approve PC-21-31. The motion was seconded by Commissioner Prescott and passed with a 5-0 vote, with Commissioner Hawkins abstaining.**
- D. VR-21-13: Consider a request by SignTek Inc, for a variance to Section 3.08.102(a)(3) of the City of Bulverde Code of Ordinances at 33701 Hwy 281 N. **Director Huerta presented the report and answered questions asked by the commission. After consideration and discussion, Commissioner Prescott made a motion to recommend approval of VR-21-13. The motion was seconded by Commissioner Molina, and 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 6:32 p.m. I certify that the above minutes were approved by the Commission on January 13, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-21-35
FINAL PLAT
Lux Tract Water Pumping Facility

MEETING DATE: January 13th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:
Consider the approval of a Final Plat for Lux Tract Water Pumping Facility, located near the intersection of Ammann Road and Cibolo Way.

APPLICANT:
South Comal Water Supply Corporation
28615 IH-10 West Frontage Road
Boerne, TX 78006

PROPERTY INFORMATION:

Owner: South Comal Water Supply Corporation
Legal Description: A 6.500 ACRE TRACT OF LAND OUT OF THE 54.67 ACRE TRACT DESCRIBED AS TRACT 2 IN DEED TO BENNO LUX, JR. BY INSTRUMENT RECORDED IN DOCUMENT NO. 200706014916 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE GUADALUPE HERRERA LEAGUE SURVEY NO. 192, ABSTRACT 206, PARTIALLY IN THE CITY OF BULVERDE, COMAL COUNTY, TEXAS.
Size: 6.50 acres; 1 lot
Existing Land Use: Undeveloped
Existing Zoning: AG/Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: AG

SUMMARY:
This is a proposed final plat for the Lux Tract Water Pumping Facility.

ANALYSIS:
This proposed Final Plat is for approximately 6.50 acres of vacant property and establishes one (1) lot.

The proposed subdivision lies within the city limits of Bulverde and the ETJ. Water service will be provided by an individual well. Sewer Service will be provided by

on site septic facility(OSSF). Electric Service provided by CPS Energy. No portion of this proposed final plat lies within the 100- year floodplain.

The application and proposed plat were reviewed by City Staff and Halff Associates. Review comments were addressed by the applicant; however, revisions were not submitted with enough time for Halff Associates and City Staff to review prior to this meeting.

Therefore, Staff recommends DENIAL of this final plat.

ATTACHMENTS:

Application

Final Plat

Plat Review 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: Lux Tract Water Pumping Facility Unit No N/A
 Location Description/Nearest Intersection: Approximately 207 LF south of the intersection of Ammann Road and Cibolo Way

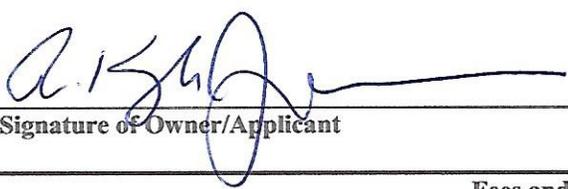
2. Owner/Applicant: South Comal Water Supply Corporation (Kyle Jensen)
 Address: 28615 IH-10 West Frontage Rd, Boerne, TX 78006 Email: kjensen@utexas.edu
 Telephone: (210) 664-4010 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers (Lee Niles, P.E.)
 Address: 2000 NW Loop 410, San Antonio, Texas 78213 Email: LNiles@pape-dawson.com
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: _____

4. Property Details:

City Limits:	<u> </u> In <u> </u> <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Flagstone Water Company, LLC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <u> </u> No	Sewage Treatment:	<u>N/A</u>
Residential:	<u> </u> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<u> </u> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u> </u> 1	100-Year Floodplain:	<u> </u> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u> </u> 6.50	Edwards Aquifer Zone:	<u> </u> Recharge
Density Class:	<u> </u> Agricultural		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u> </u> N/A		

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.


 Signature of Owner/Applicant

3-19-21
 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 15, 2021	MAY 11, 2021
JULY 15, 2021	AUGUST 10, 2021	JUNE 15, 2021
AUGUST 12, 2020	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

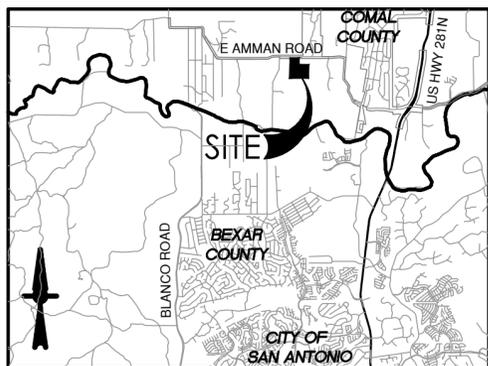
**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 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
- N/A 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:



LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

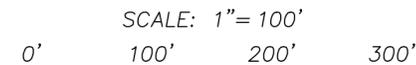
AC	ACRE(S)	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
DR	DEED RECORDS OF COMAL COUNTY, TEXAS	MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
GBRA	GUADALUPE-BLANCO RIVER AUTHORITY		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
--- CITY LIMIT LINE			
⬡	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
⬢	30' WATERLINE EASEMENT (DOC #201706026595 OPR)		

CPS NOTES:

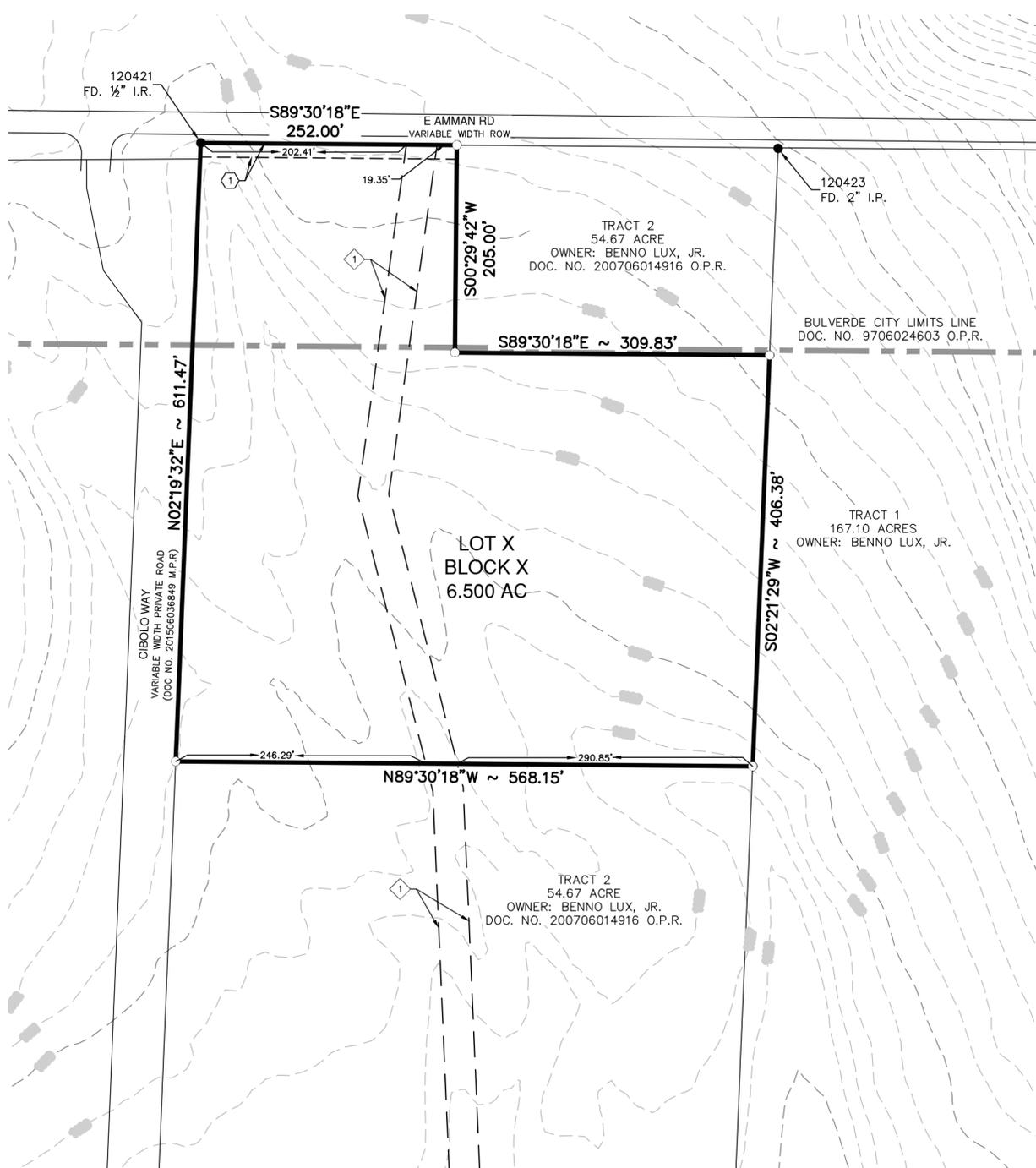
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SUBDIVISION PLAT
OF
LUX TRACT WATER PUMPING
FACILITY

A 6.500 ACRE TRACT OF LAND OUT OF THE 54.67 ACRE TRACT DESCRIBED AS TRACT 2 IN DEED TO BENNO LUX, JR. BY INSTRUMENT RECORDED IN DOCUMENT NO. 200706014916 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE GUADALUPE HERRERA LEAGUE SURVEY NO. 192, ABSTRACT 206, PARTIALLY IN THE CITY OF BULVERDE, COMAL COUNTY, TEXAS.



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 8, 2021



MISCELLANEOUS NOTE:
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
2. LUX TRACT WATER PUMPING FACILITY IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE
3. CONTOURS SHOWN ARE BASED ON NAV 88.

UTILITY PROVIDER NOTE:
THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
C.P.S. ENERGY (ELECTRIC AND GAS)
GUADALUPE VALLEY TELEPHONE COMPANY

STATE OF TEXAS
COUNTY OF BEXAR

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S NOTES:

1. 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 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. 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.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00017)
4. 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.

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED DAVID A CASANOVA, 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.

DAVID A CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

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: BENNO LUX
2335 CHARLES AVE
BURLESON, TEXAS
76028

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BENNO LUX 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

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



PLANNING & DEVELOPMENT DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

REVIEW MEMORANDUM

TO: Lee Niles, P.E.
LNiles@pape-dawson.com
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: Lux Tract Final Plat Review
PC-21-35

DATE: December 17th, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat application and supporting documents for the **Lux Tract Final Plat** development, dated 4/8/21. The review was conducted relative to the requirements established in the current Subdivision Ordinance of the City of Bulverde. The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Use Lot 1, Block 1 (not Lot X, Block X)
2. Sheet 1 of X – additional sheets? If not, say “Sheet 1 of 1”
3. Missing setback lines
4. Contour labels not legible
5. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates.
6. Show City limits lines on vicinity map and plat
7. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
8. Need to dedicate enough ROW to Amman Rd based on Comal County Major Thoroughfare Plan, Rural Collector with ultimate 120' ROW.

Plat Supporting Documents, Ordinance Section 1.04(c)

9. Missing slope map

General Design 2.03(c)

No comments

Streets 2.04(a)

No comments

Drainage Analysis

No comments



PLANNING AND ZONING COMMISSION ITEM:
PC-21-36
REPLAT
Replat of Lot 69 & 70, Block 4, Belle Oaks Ranch
Phase I

MEETING DATE: January 13th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Replat (Revision) for Lot 69 & 70, Block 4, Belle Oaks Ranch Phase I, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.

APPLICANT:

Brooks E. McCall and Heather Y. Midberry
936 Persian Garden
San Antonio, TX 78260

PROPERTY INFORMATION:

Owner: Brooks E. McCall and Heather Y. Midberry
Legal Description: LOT 69 & LOT 70, BLOCK 4, BELLE OAKS RANCH PHASE 1
Size: 4.627 acres, 2 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2 Residential Proposed
Land-Use: Single-Family Residential

SUMMARY & ANALYSIS:

This is a proposed replat of a 4.627 acre residential lot, which was previously platted as Lot 69, Block 4 and Lot 70, Block 4 of Belle Oaks Ranch Phase I. The purpose of this replat is to combine Lots 69 and 70, Block 4 creating Lot 69R.

The lot was originally platted as two separate lots at the time of the original approval of Belle Oaks Ranch, Unit I.

Utility and drainage easements between the two original lots have been released by the appropriate utility service providers – Canyon Lake Water Service Company (CLWSC), Guadalupe Valley Telephone Cooperative, Inc. (GVTC), and Pedernales Electric Cooperative (PEC).

STAFF RECOMMENDATION:

The application, plat and required documents have been reviewed by Halff Associates and City staff. Comments made during review remain unaddressed.

Therefore, Staff recommends denial of this replat.

ATTACHMENTS:

Application

Plat

Plat Review Memo

NOTES:

1. ACREAGE OF AMENDING PLAT = 4.627 ACRES.
2. NO LOTS IN PHASE I ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDA TED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0195F, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR COMAL COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. MAIL SERVICE FOR SUBDIVISION SHALL BE CONDUCTED AT A COMMON COMMUNITY MAIL KIOSK LOCATED WITHIN THE ENTRANCE GATE NEAR THE INTERSECTION OF BELLE OAKS BLVD AND ANNABELLE AVE.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH A RED MATKIN-HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E./B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201806001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
20. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
21. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
22. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN PHASE I SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.

PEDERNALES ELECTRIC NOTES:

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

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

I, BROOKS E. MCCALL AND HEATHER Y. MIDBERRY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106021570 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

BROOKS E. MCCALL HEATHER Y. MIDBERRY
 936 PERSIAN GARDEN 936 PERSIAN GARDEN
 SAN ANTONIO, TX 78260 SAN ANTONIO, TX 78260

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BROOKS E. MCCALL AND HEATHER Y. MIDBERRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

STATE OF TEXAS
 COUNTY OF COMAL

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

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

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

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

COUNTY CLERK
 COMAL COUNTY, TEXAS

BY: _____
 DEPUTY TO COUNTY CLERK

THIS AMENDING PLAT OF LOT 69 & 70 OF BELLE OAKS RANCH, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DIRECTOR OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH POSITIONS.

DATED THIS ___ DAY OF _____, YEAR _____ BY: _____
 PLANNING DIRECTOR

REPLAT OF LOT 69, BLOCK 4, AND LOT 70 BLOCK 4, BELLE OAKS RANCH, PHASE I

BEING 4.627 ACRES AND ALL OF LOT 69 AND LOT 70, BLOCK 4, BELLE OAKS RANCH, PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT # 201906022663, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 69, BLOCK 4 AND LOT 70, BLOCK 4.

NEW RESIDENTIAL LOTS: 0

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

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

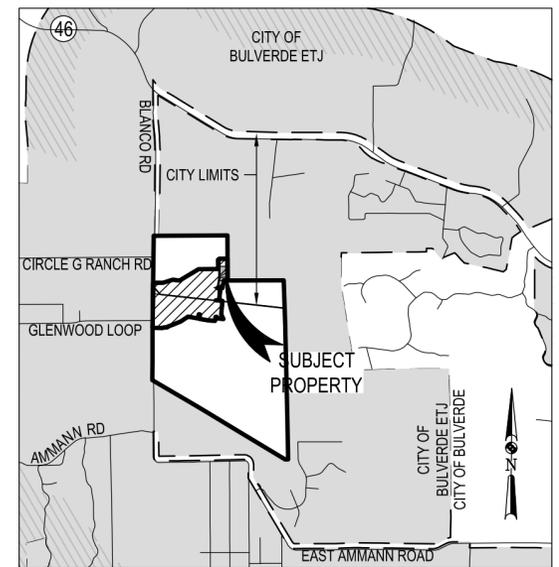
GARRETT D. KELLER
 REGISTERED PROFESSIONAL ENGINEER
 NO. 111511 STATE OF TEXAS

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

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

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

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



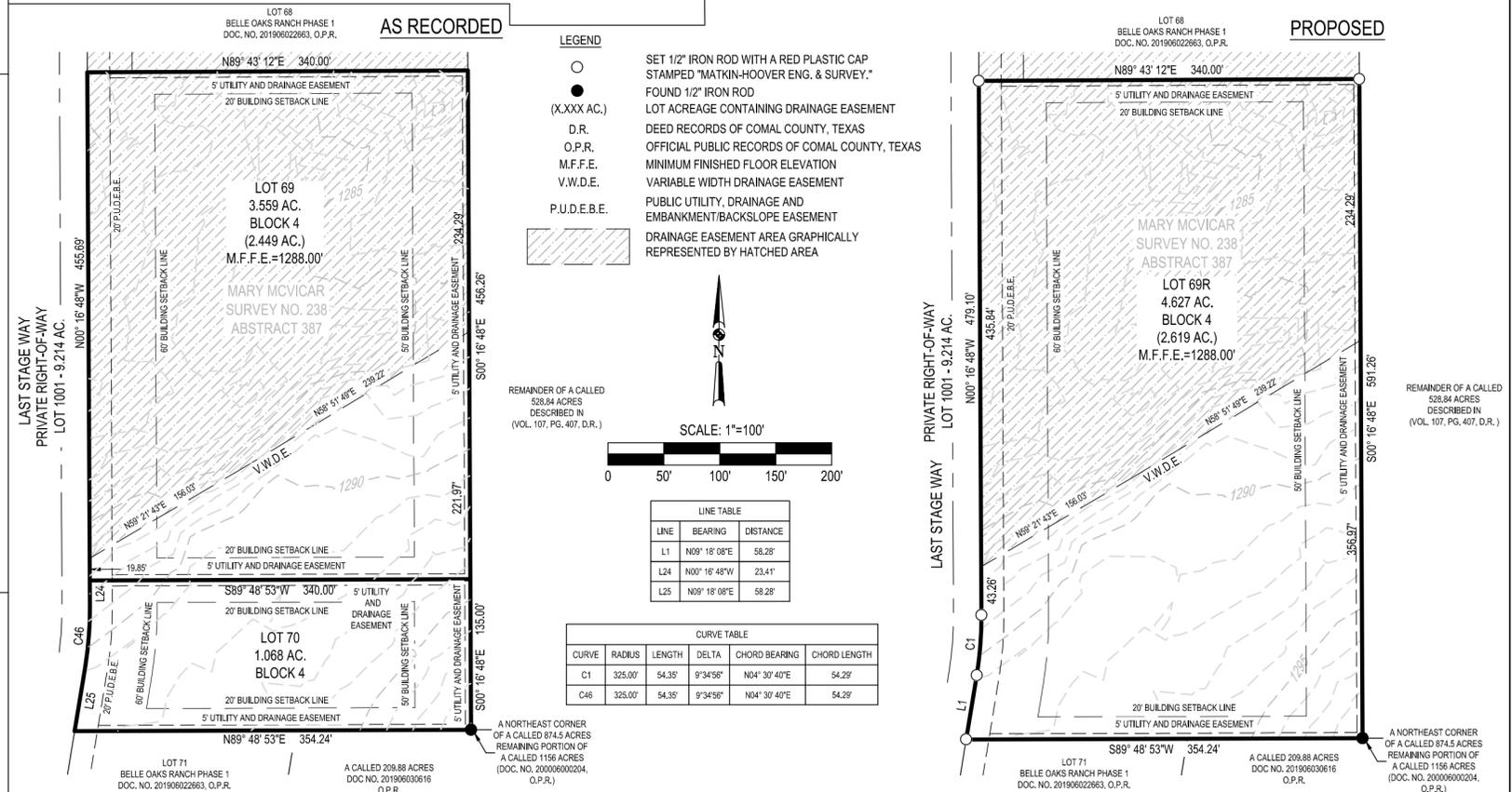
VICINITY MAP
 N.T.S.

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

AS THE LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106021570 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY CONSENT TO SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS LOTS 69 AND 70, BELLE OAKS RANCH, PHASE I.

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

TEXSTAR NATIONAL BANK
 600 PAT BOOKER RD.
 UNIVERSAL CITY, TX
 BY: SPECIAL WARRANTY DEED WITH VENDOR'S LIEN



OWNER/DEVELOPER:
 BROOKS E. MCCALL AND HEATHER Y. MIDBERRY
 936 PERSIAN GARDEN
 SAN ANTONIO, TX 78260

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

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

MATKINHOOVER
 ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: MAY 2020
 MHE JOB NO. - 2969.01
 MHS JOB NO. - 17-4180



PLANNING & DEVELOPMENT DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

REVIEW MEMORANDUM

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

FROM: Grant Fore
gfore@bulverdetx.gov

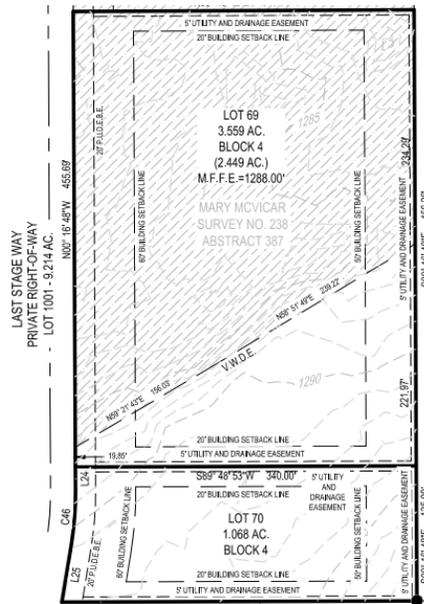
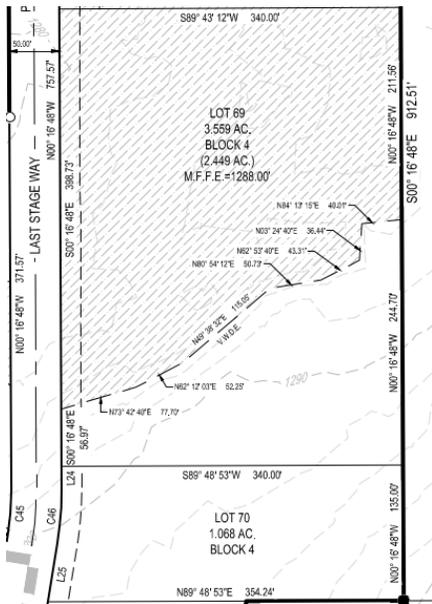
SUBJECT: Lot 69 & 70 Replat Review
Belle Oaks Ranch Phase 1
PC-21-36

DATE: December 23rd, 2021

Halff Associates and City Staff have performed a review on the Belle Oaks Ranch Phase 1 Lot 69 & 70 Replat, dated "May 2020". The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Revised plat name to include "Creating Lot 69R Block 4"
2. Date prepared needs to be updated with a specific date (MM/DD/YYYY).
3. Drainage easement does not match Phase 1 Final Plat, dated 5/10/2019, but the acreage matches:



Plat Supporting Documents, Ordinance Section 1.04(c)

No comments. Email from Canyon Lake Water Service Company (CLWSC), dated 12/14/21, says they are in the final stages of releasing the utility easement between Lots 69 & 70. Drainage is not an issue with the removal of this easement.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-37
REPLAT
Replat of Lots 33 and 34, Block 1, Belle Oaks Ranch
Phase IX

MEETING DATE: January 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Replat (Revision) for Lots 33 & 34, Block 1, Belle Oaks Ranch Phase IX, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.

APPLICANT:

COLETTE MARIE KELSO AND TONY DON KELSO

24938 Crescent Trace
San Antonio, TX 78258

PROPERTY INFORMATION:

Owner: Colette Marie Kelso and Tony Don Kelso
Legal Description: LOT 33 & LOT 34, BLOCK 1, BELLE OAKS RANCH PHASE IX
Size: 2.68 acres; 2 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2 Residential
Proposed Land-Use: Single Family Residential

SUMMARY & ANALYSIS:

This is a proposed replat of a 2.68 acre residential lot, which was previously platted as Lot 33 Block 1 and Lot 34, Block 1 of Belle Oaks Ranch Phase IX. The purpose of this replat is to combine Lots 33 and 34, Block 1 creating Lot 33R.

The lot was originally platted as two separate lots at the time of the original approval of Belle Oaks Ranch, Unit I.

Utility and drainage easements between the two original lots have been released by the appropriate utility service providers – Canyon Lake Water Service Company (CLWSC), Guadalupe Valley Telephone Cooperative, Inc. (GVTC), and Pedernales Electric Cooperative (PEC).

STAFF RECOMMENDATION:

The application, plat and required documents have been reviewed by Halff Associates and City staff. Comments made during review remain unaddressed.

Therefore, Staff recommends denial of this Replat.

ATTACHMENTS:

Application

Plat

Plat Review Memo



APPLICATION FOR REPLAT

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

www.bulverdetx.gov

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

1. Name of Subdivision: BELLE OAKS RANCH, PHASE VI Unit No LOT 33 & 34
 Location Description/Nearest Intersection: BLOCK 1, PHASE VI

2. Owner/Applicant: COLETTE MARIE KELSO AND TONY DON KELSO, WIFE AND HUSBAND
 Address: 24938 Crescent Trace San Antonio Tx 78258 Email: tonykelso68@gmail.com
 Telephone: 210-385-0676 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): KYLE PRESSLER
 Address: 8 Spencer Rd, Ste 300 | Boerne, TX 78006 | Email: KYLE.PRESSLER@MATKINHOOVER.COM
 Telephone: (830) 249-0600 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>2</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain: Total ac: <u>2.68</u> . ac. Ac without floodplain = <u>2.09</u> ac		100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Density Class:	_____	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	_____		<input checked="" type="checkbox"/> Contributing

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.

Tony Kelso *Colette Marie Kelso*
 Signature of Owner/Applicant

11/30/21
 Date

Fees and Submittal Dates on Page 2

NOTES:

- ACREAGE OF AMENDING PLAT = 2.68 ACRES.
- A PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITHIN THE SUBDIVISION.
- UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN/HOOVER CAP.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD83.
- THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
- UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
- GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
- IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
- THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
- SPECIAL LOT DEDICATION/DESIGNATION:
 - LOT 913, IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - LOTS 1006 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOTS 1006 SHALL BE OWNED AND MAINTAINED BY THE POA.
- A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES, THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
- A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
- DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- BELLE OAKS RANCH PHASE VI DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

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

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

I, COLETTE MARIE KELSO AND TONY DON KELSO, WIFE AND HUSBAND, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106017849 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

COLETTE MARIE KELSO TONY DON KELSO
 24938 CRESCENT TRACE 24938 CRESCENT TRACE
 SAN ANTONIO TX 78258 SAN ANTONIO TX 78258

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COLETTE MARIE KELSO AND TONY DON KELSO, WIFE AND HUSBAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

STATE OF TEXAS
 COUNTY OF COMAL

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

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

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

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

COUNTY CLERK
 COMAL COUNTY, TEXAS

BY: _____ DEPUTY TO COUNTY CLERK

REPLAT OF LOT 33 & 34, BLOCK 1 BELLE OAKS RANCH PHASE VI

A 2.68 ACRE TRACT OF LAND AND BEING ALL OF LOT 33 AND 34, BLOCK 1, BELLE OAKS RANCH, PHASE VI SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202106011190, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 33, BLOCK 1 AND LOT 34, BLOCK 1, BELLE OAKS RANCH PHASE VI INTO LOT 33R, BLOCK 1, BELLE OAKS RANCH PHASE VI.

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

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

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

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

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

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

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

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.

THIS REPLAT OF LOT 33 & 34 BLOCK 1, OF BELLE OAKS RANCH PHASE VI, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

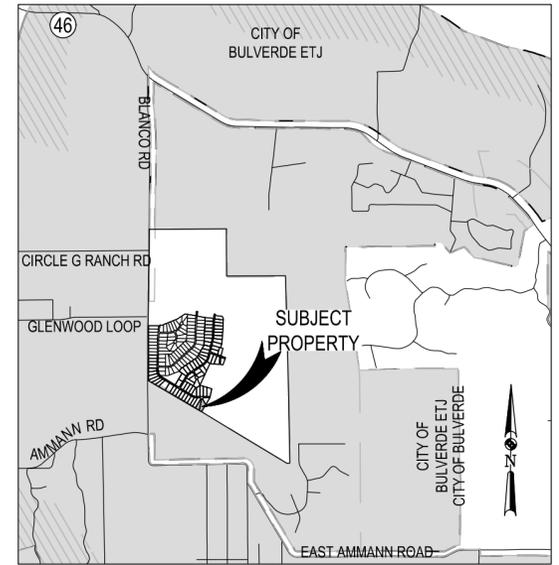
DATED THIS ___ DAY OF ___, YEAR _____

BY: _____ CHAIRPERSON

THIS REPLAT OF _____ 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 REPLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE ___ DAY OF ___, 20__.

PLANNING DIRECTOR



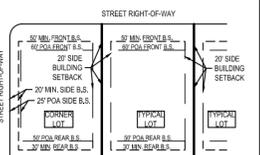
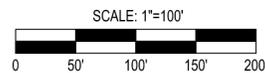
VICINITY MAP
 N.T.S.

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

AS THE LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106017849 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY CONSENT TO SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS 33R, BLOCK 1, BELLE OAKS RANCH PHASE VI.

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

RANDOLPH-BROOKS FEDERAL CREDIT UNION
 P.O. BOX 2097
 UNIVERSAL CITY, TX 78148-2097
 BY: DEED OF TRUST
 NAME: COLETTE MARIE KELSO AND TONY DON KELSO, WIFE AND HUSBAND



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

I, COLETTE MARIE KELSO AND TONY DON KELSO, WIFE AND HUSBAND, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106017849 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

COLETTE MARIE KELSO TONY DON KELSO
 24938 CRESCENT TRACE 24938 CRESCENT TRACE
 SAN ANTONIO TX 78258 SAN ANTONIO TX 78258

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COLETTE MARIE KELSO AND TONY DON KELSO, WIFE AND HUSBAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

STATE OF TEXAS
 COUNTY OF COMAL

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

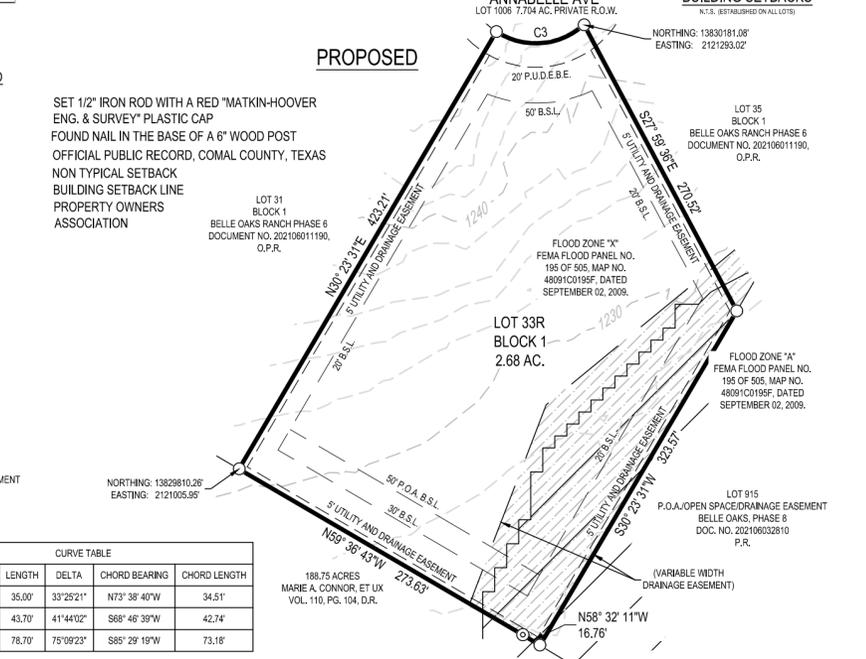
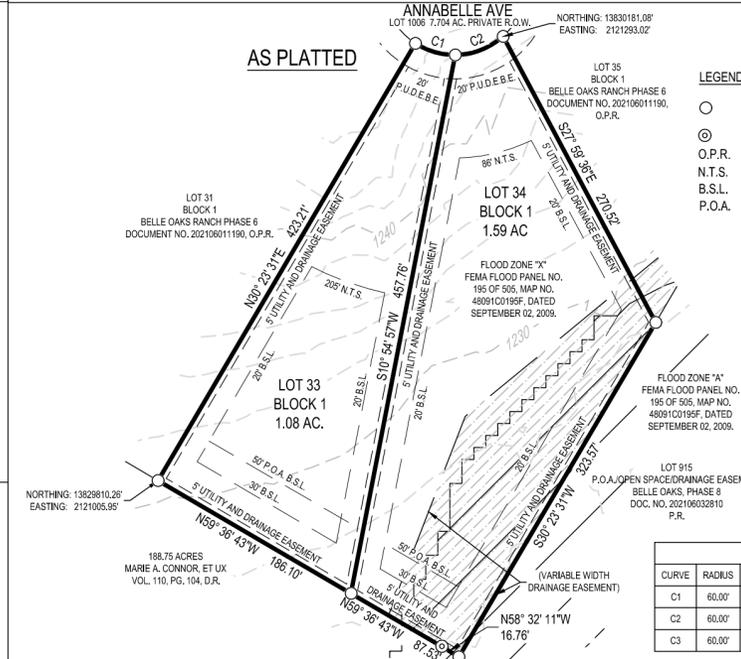
RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN

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

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

COUNTY CLERK
 COMAL COUNTY, TEXAS

BY: _____ DEPUTY TO COUNTY CLERK



SET 1/2" IRON ROD WITH A RED "MATKIN/HOOVER ENG. & SURVEY" PLASTIC CAP FOUND NAIL IN THE BASE OF A 6" WOOD POST OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS
 NON TYPICAL SETBACK
 BUILDING SETBACK LINE
 PROPERTY OWNERS ASSOCIATION

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	35.00'	33°25'11"	N73°38'40"W	34.51'
C2	60.00'	43.70'	41°44'02"	S88°46'39"W	42.74'
C3	60.00'	78.70'	75°09'23"	S85°29'19"W	73.18'

OWNER/DEVELOPER:
 COLETTE MARIE KELSO AND TONY DON KELSO
 24938 CRESCENT TRACE
 SAN ANTONIO TX 78258
 210-385-0676

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

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



8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM
 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: 512-868-2244 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: 11/18/2021
 MHE JOB NO. - 2969.06
 MHS JOB NO. - 17-4180



PLANNING & DEVELOPMENT DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

REVIEW MEMORANDUM

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

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: Lot 33 & 34 Replat Review
Belle Oaks Ranch Phase 6
PC-21-37

DATE: December 23rd, 2021

Halff Associates and City Staff have performed a review on the Belle Oaks Ranch Phase 6 Lot 33 & 34 Replat, dated 11/18/21. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Provide lot acreage containing drainage easement
2. Add drainage easement hatched area to legend
3. Add minimum finished floor elevation (2' above max water surface elevation).
4. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments. Email from Canyon Lake Water Service Company (CLWSC), dated 12/14/21, says they are in the final stages of releasing the utility easement between Lots 33 & 34. Drainage is not an issue with the removal of this easement.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-38
Final Plat
Belle Oaks Ranch, Phase IX

MEETING DATE: January 13th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for Belle Oaks Ranch, Phase IX, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Southernland Belle Oaks, LLC
Legal Description: A 172.50 ACRE TRACT OF LAND LOCATED IN THE ANTON RUBIO SURVEY, ABSTRACT 497 AND THE FRIEDRICH VOGES SURVEY 694, ABSTRACT 408, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 38.18 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2021060277769 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS AND BEING ALL OF A CALLED 134.32 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2021060277768 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.
Size: 172.50 acres; 113 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2 Residential District
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Belle Oaks Ranch Phase IX, part of the Belle Oaks Ranch development for which a Development Agreement dated January 9, 2018, was executed. As such, the development is subject to the vested Subdivision Ordinance 509, which was approved in December of 2017. A Master Development Plan for Belle Oaks Ranch was approved by the Planning & Zoning Commission and the City Council in January of 2019. The Master Development Plan was amended and approved in November of 2021.

ANALYSIS:

This proposed final plat is for approximately 172.50 acres of undeveloped property and establishes 113 single-family residential lots. The proposed final plat is classified as a medium density development.

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

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

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

STAFF RECOMMENDATION:

Halff Associates and City staff reviewed the application and proposed final plat. The applicant addressed comments made during review; however, the revisions were not submitted with enough time for Halff Associates and City Staff to review.

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

ATTACHMENTS:

1. Application
2. Master Development Plan
3. Final Plat
4. Plat Review 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: Belle Oaks Ranch Unit No Phase IX
 Location Description/Nearest Intersection: Approximately 1.2 miles south of HWY 45 on the east side of Blanco Road with approximately 1.1 miles of frontage on Blanco Road.

2. Owner/Applicant: Southerland Belle Oaks II, LLC
 Address: Southerland Belle Oaks II, LLC Email: dmullins@soutlp.com
 Telephone: (830) 228-5263 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): Garrett Keller
 Address: 8 Spencer Road Ste. 100 Boerne, TX 78006 Email: _____
 Telephone: (830) 249-0600 Fax: (830) 249-0099 Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Septic</u>
Residential:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>113</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>172.50 Acres</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 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.

Signature of Owner/Applicant

Nov 9, 2021

Date

Fees and Submittal Dates on Page 2

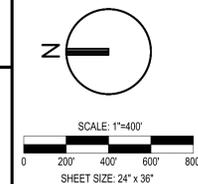
Date: Sep 09, 2021, 1:20pm User ID: bsar

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



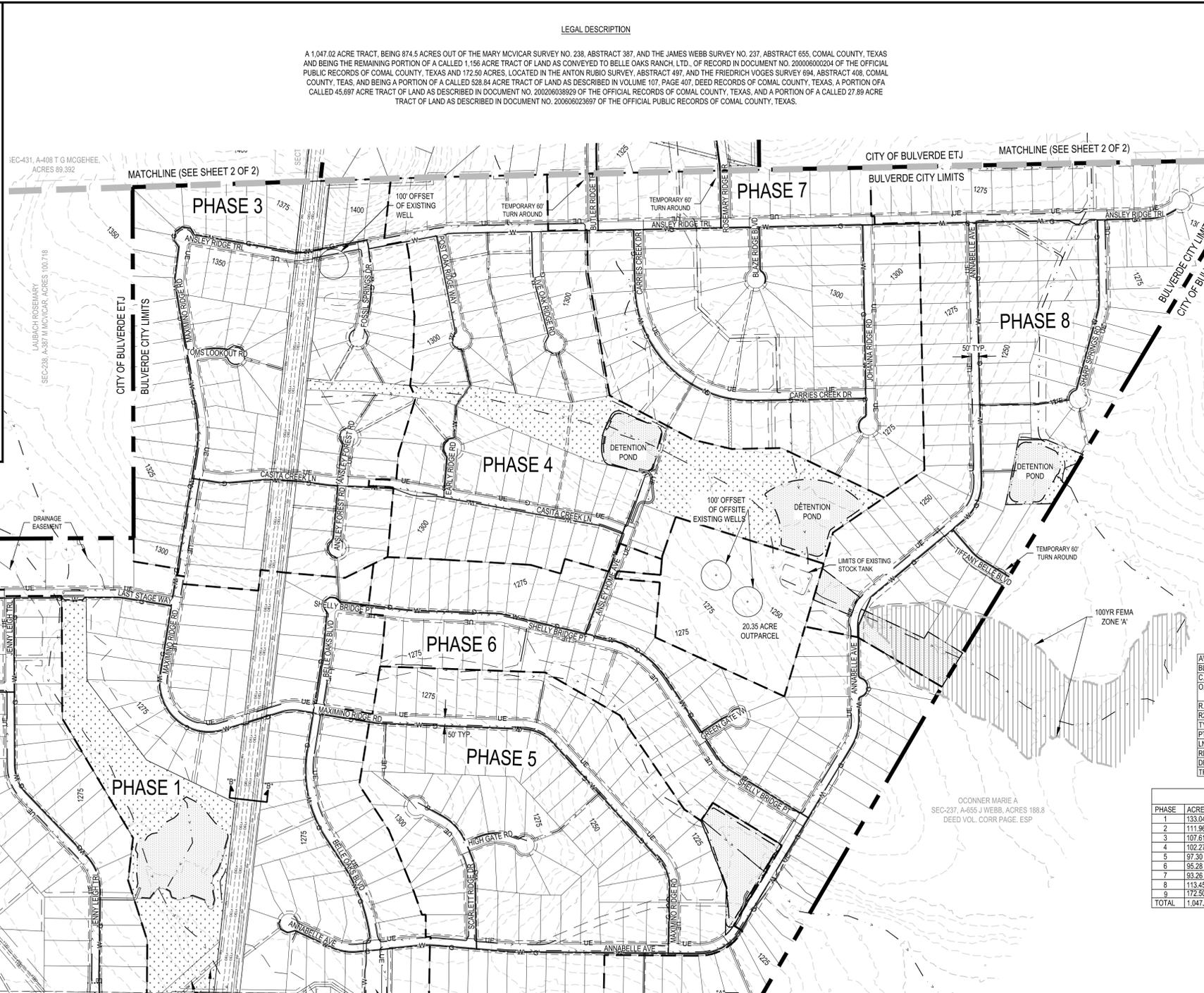
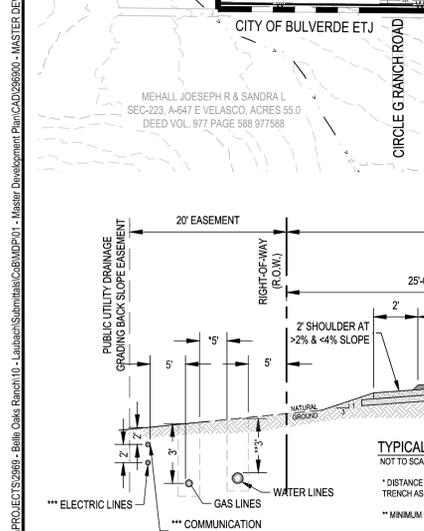
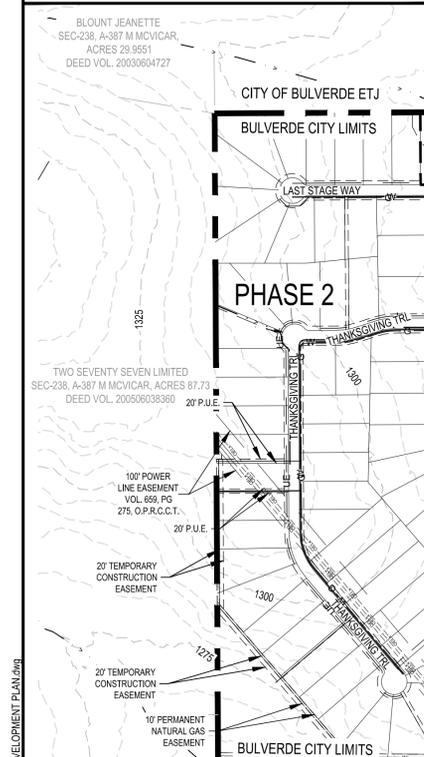
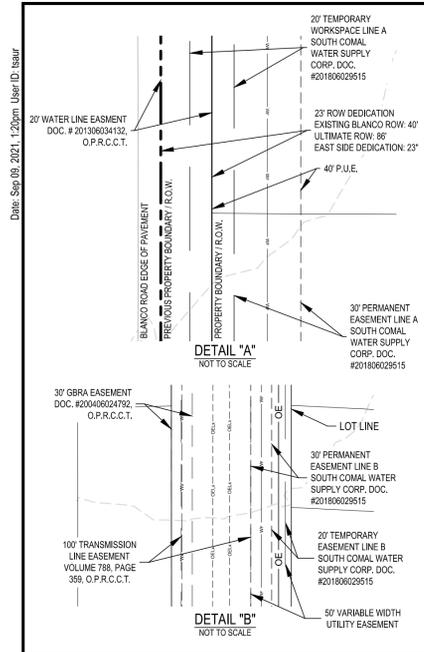
LAND USE SUMMARY
PROPERTY ACREAGE: 1,047.02
LOT COUNT: 725
DENSITY: 725 (LOTS) / 1,047.02 (ACRES) = 0.69 EDU/ACRE
LENGTH OF ROAD CENTERLINE (L.F.): 61,428'
DRAINAGE AREA: 48.83 ACRES
PARKLAND AREA: 43.72 ACRES

- 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. 480910195F 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: ENERTEK, 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.

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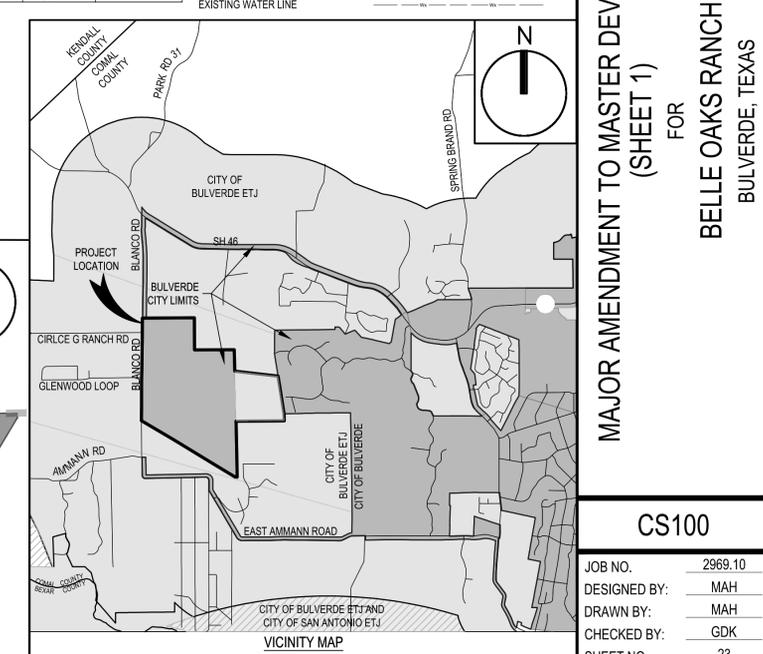
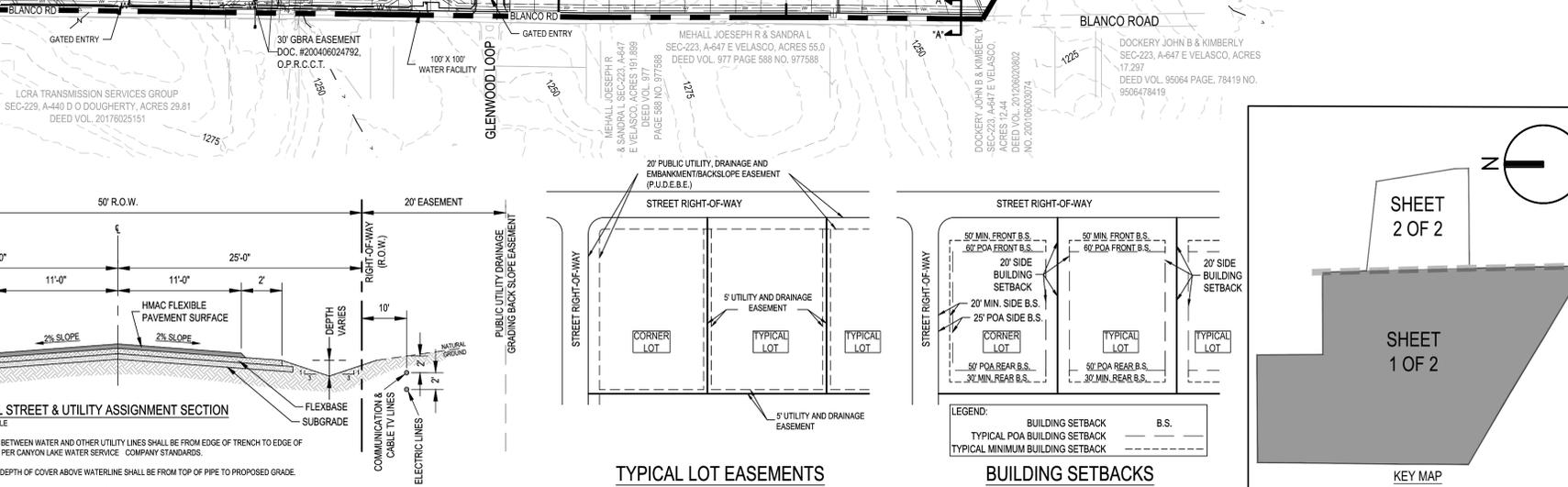
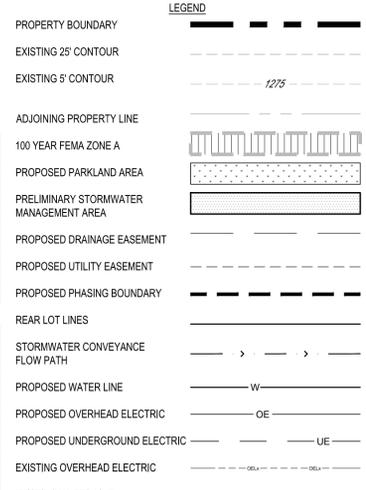
REVISIONS table with columns for revision number, description, and date.

MATKIN HOOVER ENGINEERING & SURVEYING logo and contact information: 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: 512.868.2244 CONTACT: MATKIN@MATKINHOOVER.COM TEXAS REGISTERED ENGINEERING FIRM # 045113 SURVEYING FIRM # 105400



ABBREVIATIONS table listing symbols for AVE, BLVD, BOULEVARD, etc.

LOT DETAIL TABLE with columns for PHASE, ACREAGE, LF OF ROAD, and RESIDENTIAL LOTS.



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

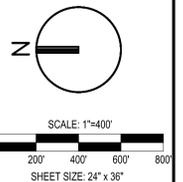
Date: Sep 09, 2021, 11:17am User ID: bsaur

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 78006	ENGINEER: GARRETT D. KELLER, P.E. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 100 BOERNE, TX 78006
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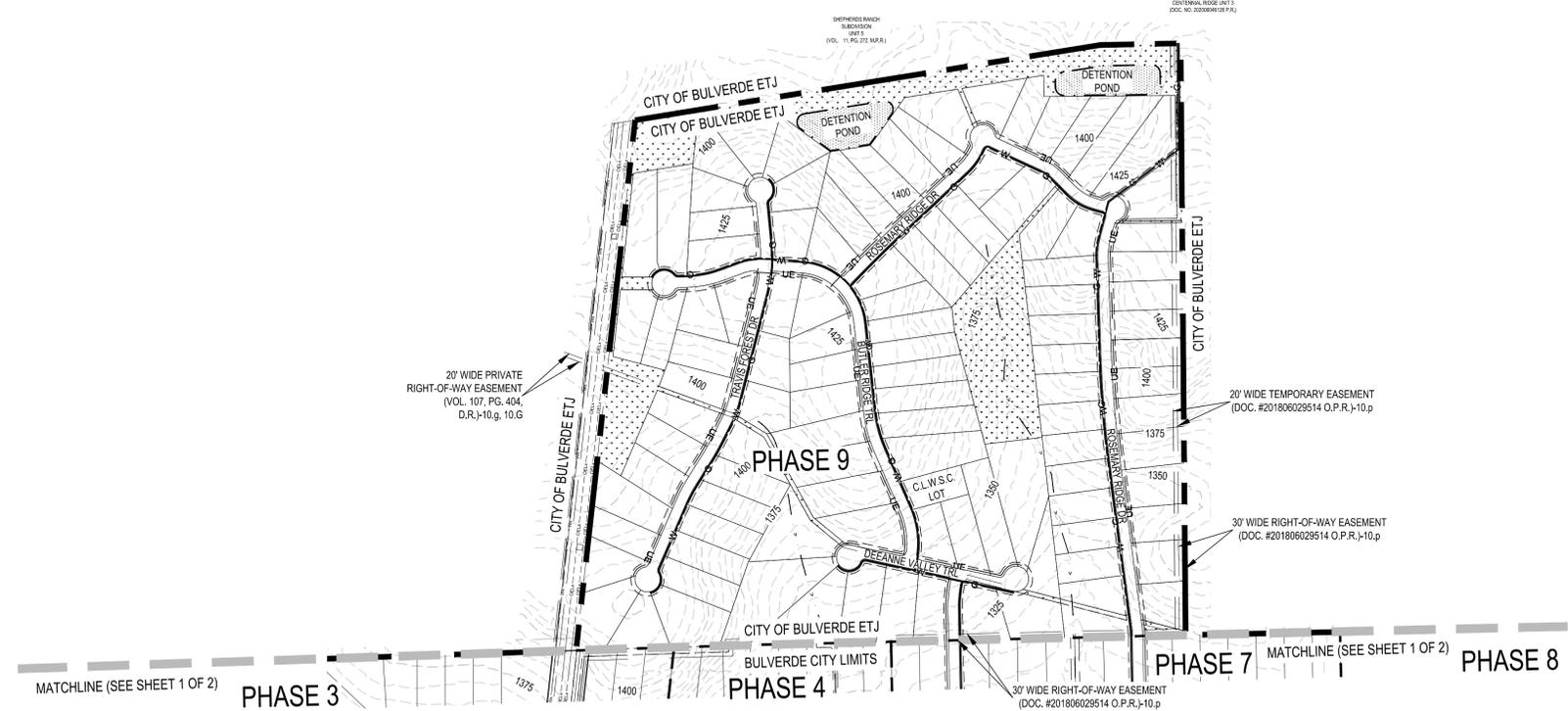
LAND USE SUMMARY
 PROPERTY ACREAGE: 1,047.02
 LOT COUNT: 725
 DENSITY: 725 (LOTS) / 1,047.02 (ACRES) = 0.69 EDU/ACRE
 LENGTH OF ROAD CENTERLINE (L.F.): 61,428'
 DRAINAGE AREA: 48.83 ACRES
 PARKLAND AREA: 43.72 ACRES

- NOTES:**
- A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180601658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
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 - THE BELLE OAKS RANCH SUBDIVISION LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
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 - 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 78006
 OFFICE: 512.868.2244
 CONTACT: @MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM # 004513 SURVEYING FIRM # 10054000

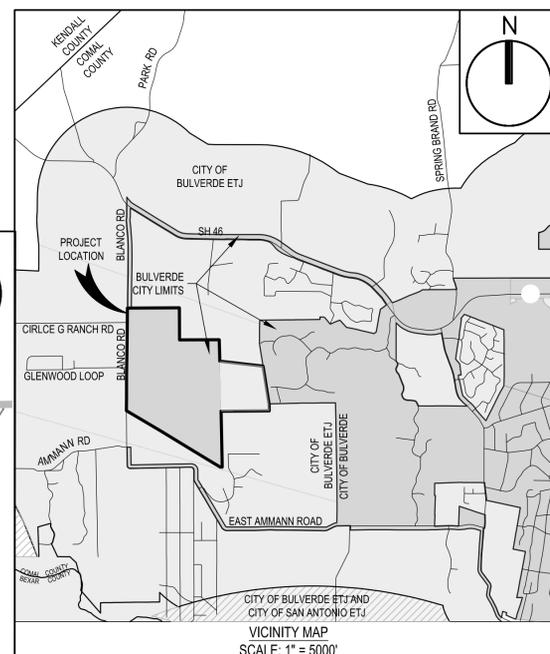
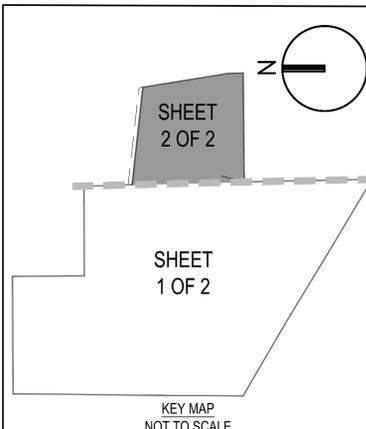
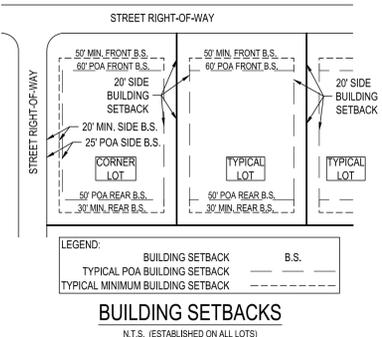
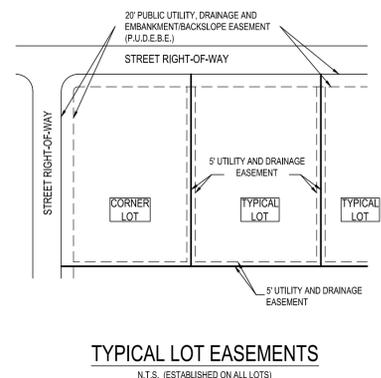
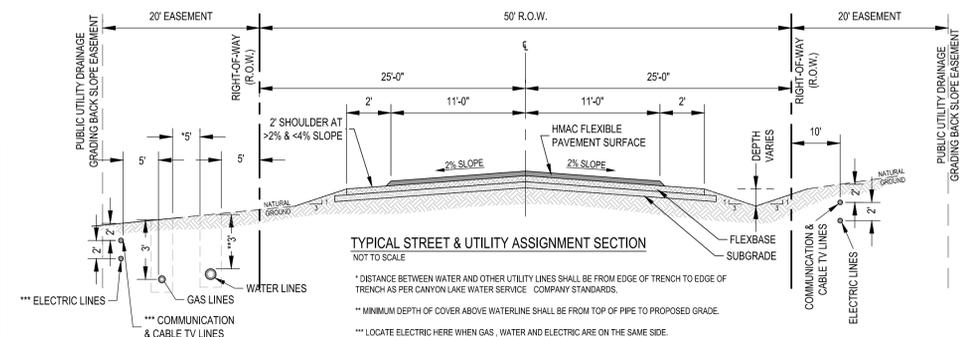
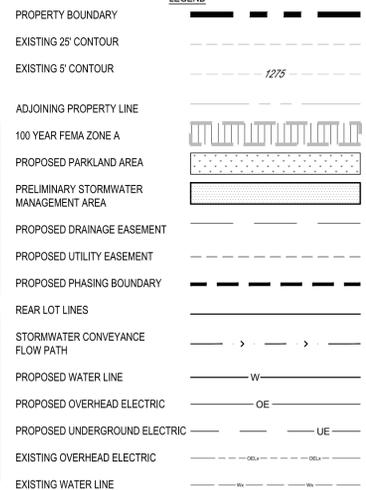


ABBREVIATIONS

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
RXX'	RADIUS
TYP.	TYPICAL
PT	POINT
LN	LANE
RD	ROAD
DR	DRIVE
TRL	TRAIL

LOT DETAIL TABLE

PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	133.04	7,245	68
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

NOTES:

1. ACREAGE OF SUBDIVISION = 172.50 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.53 AC/LOT.
2. NO LOTS IN PHASE IX ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWS).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITHIN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN/HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201806001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES. AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOTS 918, 919, 920 AND 921 ARE DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1009 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE POA.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. BELLE OAKS RANCH PHASE IX DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,980 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

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

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IX

A 172.50 ACRE TRACT OF LAND LOCATED IN THE ANTON RUBIO SURVEY, ABSTRACT 497 AND THE FRIEDRICH VOGES SURVEY 694, ABSTRACT 408, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 38.18 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106027769 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS AND BEING ALL OF A CALLED 134.32 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106027768 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 113

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

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

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

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

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

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

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

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

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS II, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENTS NO. 202106027768 AND NO. 202106027769 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE IX.

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

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

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

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

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

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

STATE OF TEXAS
COMAL COUNTY

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

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

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

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

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

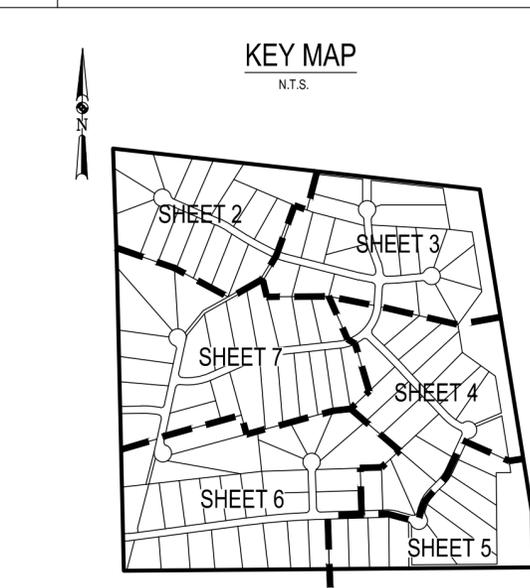
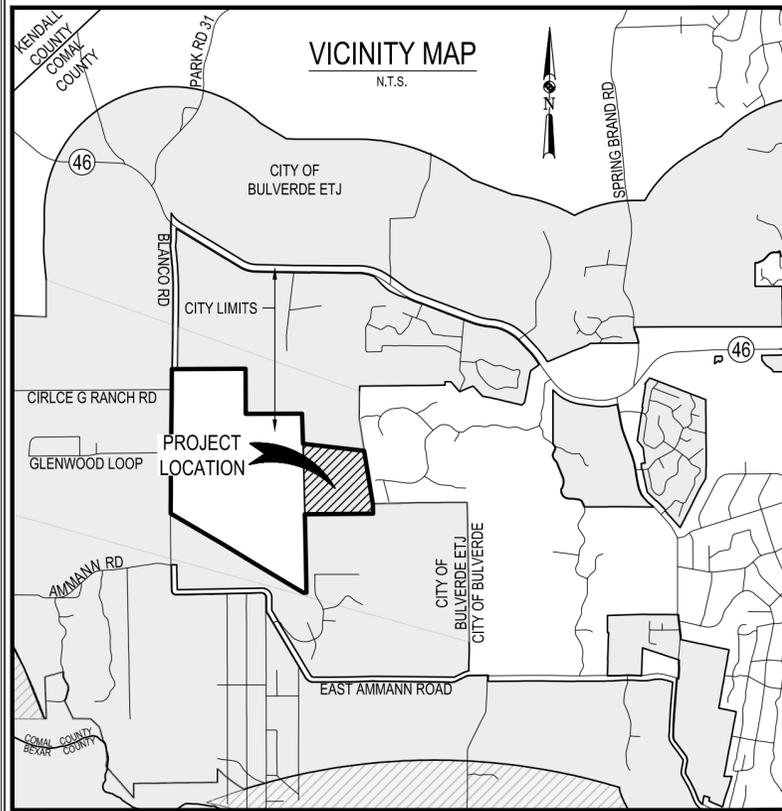
DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON

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

DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
PLANNING DIRECTOR



STREET SUMMARY TABLE	
ROAD NAME	LENGTH OF ROAD (LF)
ROSEMARY RIDGE DR	3,755
BUTLER OAKS	2,283
BUTLER RIDGE TRL	322
MAYER OAKS	375
TRAVIS FOREST DR	1,985
BEEANNE VALLEY TRL	831
TOTAL (LF)	9,551

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS II, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD, STE.1
SPRING BRANCH, TX 78070
OFF: (830) 228-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

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

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

MATKIN HOOVER
ENGINEERING & SURVEYING

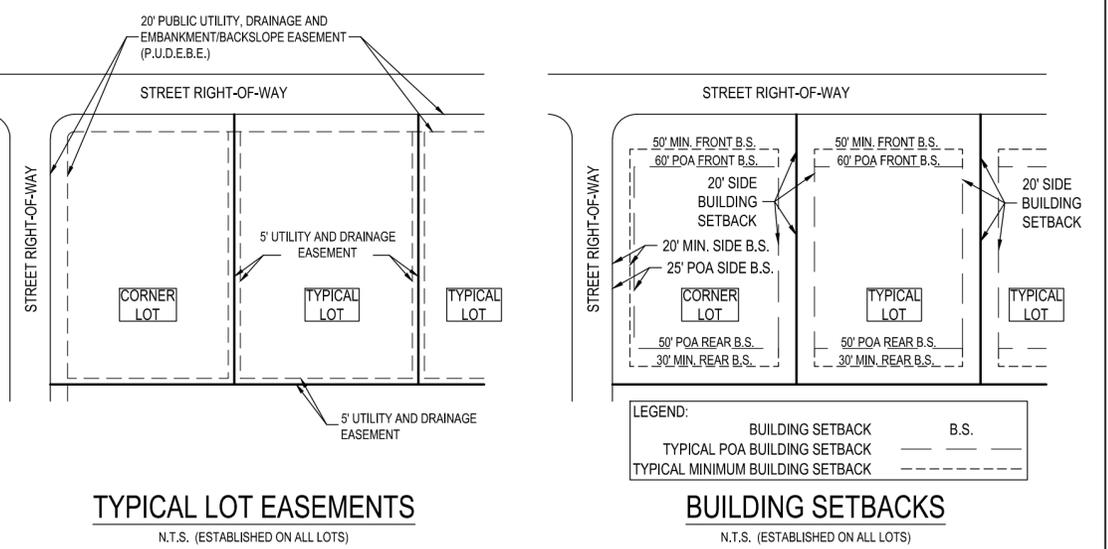
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

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

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

SUBMITAL DATE: NOVEMBER 16, 2021
PRINT/REVISION DATE:

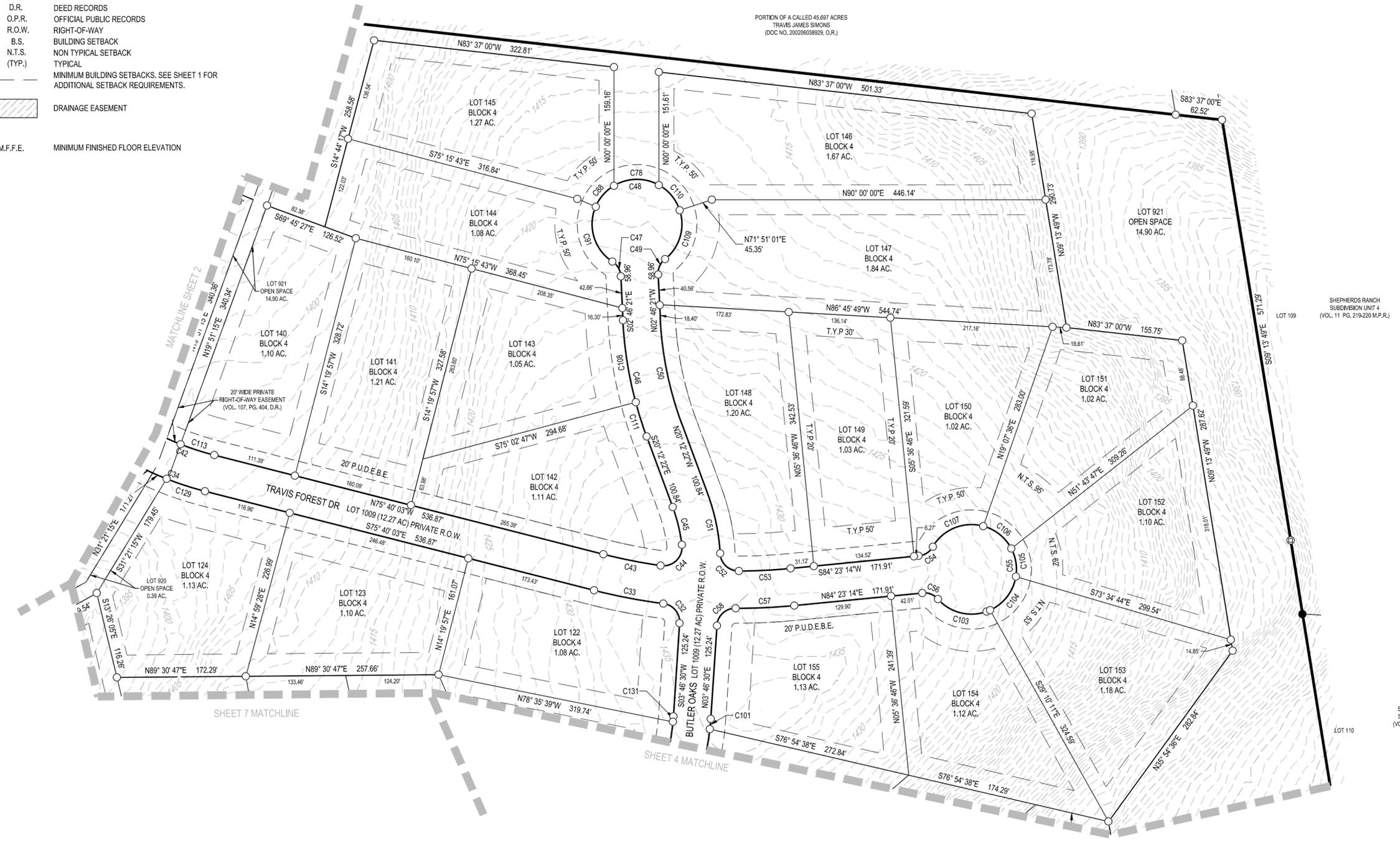
MHE JOB NO. - 2969.10
MHS JOB NO. - 17-4180





SCALE: 1" = 100'

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



FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORMWATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

FINAL SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IX

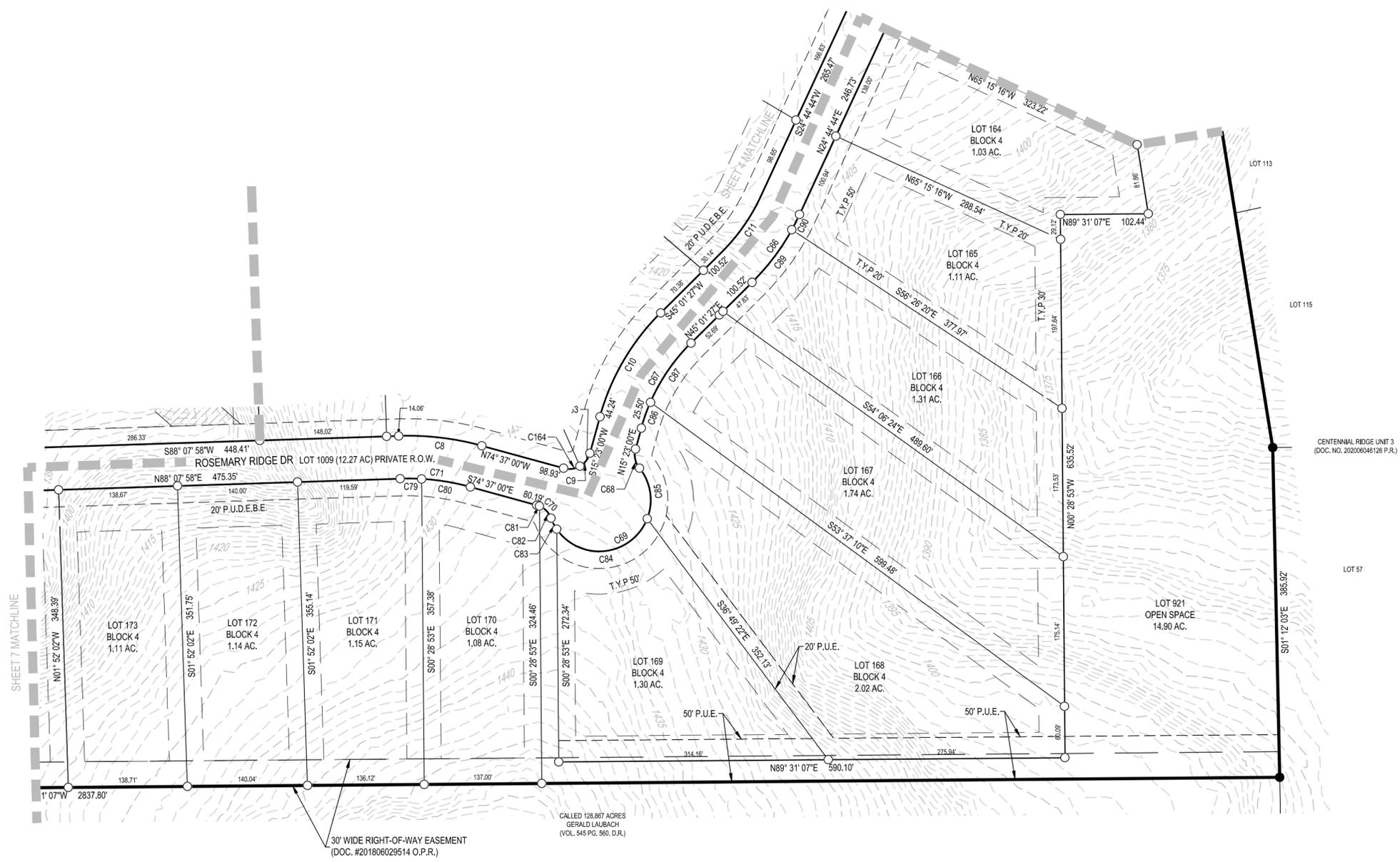
<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (830) 228-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 366-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: NOV. 16, 2021 PRINT/REVISION DATE:</p> <p>MHE JOB NO. - 2969.10 MHS JOB NO. - 17-4180</p> <p>SHEET 3 OF 8</p>
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LEGEND

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



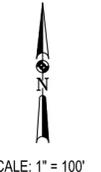
SCALE: 1" = 100'



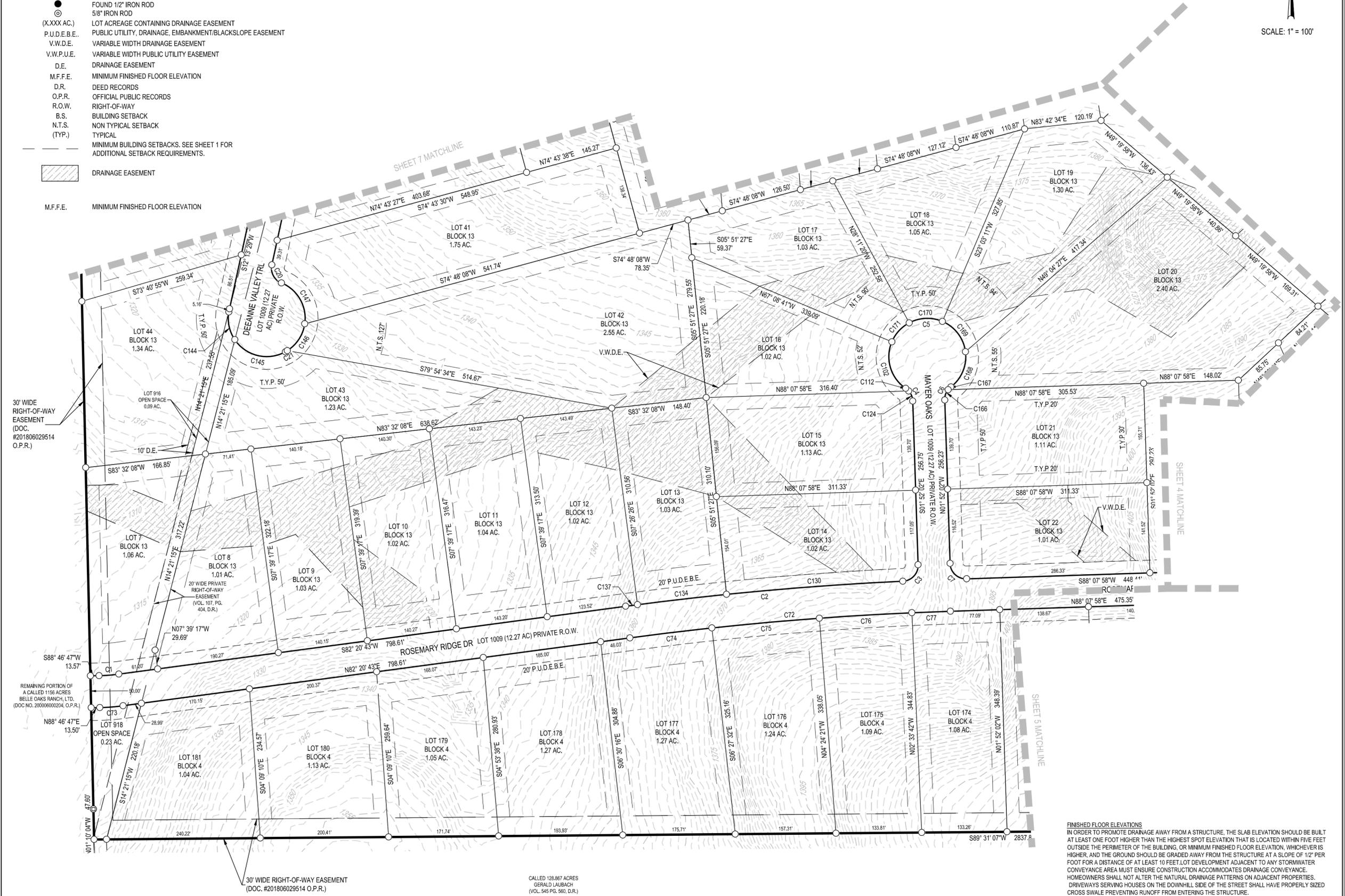
FINAL SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IX

<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (830) 228-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: 512.366.2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>
			<p>SUBMITTAL DATE: NOV. 16, 2021 PRINT/REVISION DATE: _____</p> <p>MHE JOB NO. - 2969.10 MHS JOB NO. - 17-4180</p> <p>SHEET 5 OF 8</p>

FINISHED FLOOR ELEVATIONS
IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORMWATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.



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





SCALE: 1" = 100'



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
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 - MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
 - ▨ DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION

REMAINING PORTION OF A CALLED 1158 ACRES, BELLE OAKS RANCH, LTD. (DOC NO. 200006000204, O.P.R.)

FINAL SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IX

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS II, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD, STE.1
SPRING BRANCH, TX 78070
OFF: (830) 228-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

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

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

MATKINHOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
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OFFICE: (830) 249-0600
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3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 366-2244

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

SUBMITTAL DATE: NOV. 16, 2021
PRINT/REVISION DATE: _____

MHE JOB NO. - 2969.10
MHS JOB NO. - 17-4180

SHEET 7 OF 8

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00	30.88	6°26'04"	S85° 33' 45"W	30.87
C2	5025.00	434.87	4°57'30"	S84° 49' 28"W	434.73
C3	25.00	38.91	89°10'16"	S42° 43' 06"W	35.10
C4	25.00	23.55	53°58'05"	S28° 51' 05"E	22.69
C5	60.00	301.53	287°56'10"	S88° 07' 58"W	70.59
C6	25.00	23.55	53°58'05"	N25° 07' 01"E	22.69
C7	25.00	39.27	90°00'00"	N46° 52' 02"W	35.36
C8	325.00	97.85	17°15'02"	N83° 14' 31"W	97.48
C9	25.00	39.27	90°00'00"	S60° 23' 00"W	35.36
C10	275.00	142.27	29°38'27"	S30° 12' 13"W	140.68
C11	225.00	79.63	20°16'42"	S34° 53' 08"W	79.22
C12	25.00	39.27	89°59'59"	S20° 15' 16"E	35.36
C13	325.00	126.16	22°14'27"	S54° 08' 02"E	125.37
C14	4975.00	230.47	2°39'15"	S44° 20' 27"E	230.45
C15	25.00	35.48	81°18'40"	S86° 19' 25"E	32.58
C16	325.00	174.31	30°43'49"	N68° 23' 10"E	172.23
C17	625.00	191.19	17°31'36"	N74° 59' 16"E	190.44
C18	425.00	230.65	31°05'42"	N81° 46' 19"E	227.83
C19	25.00	37.13	85°05'41"	N54° 46' 30"E	33.81
C20	25.00	34.83	79°50'01"	N27° 38' 56"W	32.08

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	60.00	269.24	257°06'04"	N80° 59' 05"E	93.85
C22	25.00	39.48	90°29'00"	S32° 32' 01"E	35.50
C23	575.00	119.36	11°53'36"	S85° 16' 25"E	119.14
C24	625.00	131.69	12°04'21"	N85° 11' 03"W	131.45
C25	25.00	36.67	88°37'38"	S56° 32' 18"W	34.93
C26	25.00	34.83	79°50'09"	S27° 41' 35"E	32.08
C27	60.00	272.10	259°50'00"	S62° 18' 25"W	92.04
C28	25.00	42.02	96°18'43"	N35° 55' 52"W	37.25
C29	375.00	194.31	29°41'18"	S81° 04' 07"W	192.14
C30	675.00	206.48	17°31'35"	S74° 59' 16"W	205.68
C31	275.00	383.86	79°58'34"	S43° 45' 47"W	353.45
C32	25.00	37.71	86°54'00"	S39° 26' 00"E	34.23
C33	775.00	94.33	6°58'27"	S79° 09' 19"E	94.28
C34	425.00	94.67	12°45'45"	S69° 17' 10"E	94.47
C35	1025.00	92.32	5°09'37"	S60° 19' 29"E	92.29
C36	575.00	86.95	8°39'49"	S62° 04' 35"E	86.86
C37	25.00	23.55	53°58'05"	N86° 36' 28"E	22.69
C38	60.00	301.53	287°56'10"	S23° 35' 30"W	70.59
C39	25.00	23.55	53°58'05"	N39° 25' 27"W	22.69
C40	625.00	94.51	8°39'49"	N62° 04' 35"W	94.42

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	975.00	87.81	5°09'37"	N60° 19' 29"W	87.78
C42	375.00	83.53	12°45'45"	N69° 17' 10"W	83.36
C43	725.00	78.17	6°10'40"	N78° 45' 23"W	78.13
C44	25.00	45.84	105°02'57"	S45° 37' 49"W	39.68
C45	225.00	52.28	13°18'43"	S13° 33' 01"E	52.16
C46	525.00	159.74	17°26'01"	S11° 29' 22"E	159.13
C47	25.00	23.55	53°58'05"	S29° 45' 24"E	22.69
C48	60.00	301.53	287°56'10"	S87° 13' 39"W	70.59
C49	25.00	23.55	53°58'05"	N24° 12' 41"E	22.69
C50	475.00	144.53	17°26'01"	N11° 29' 22"W	143.97
C51	275.00	81.45	16°58'15"	N11° 43' 15"W	81.16
C52	25.00	37.92	86°54'06"	N46° 16' 10"W	34.39
C53	725.00	69.29	5°28'33"	S87° 07' 30"W	69.26
C54	25.00	23.55	53°58'05"	S57° 24' 11"W	22.69
C55	60.00	301.53	287°56'10"	N05° 36' 40"W	70.59
C56	25.00	23.55	53°58'05"	S68° 37' 44"E	22.69
C57	775.00	78.52	5°48'17"	N87° 17' 22"E	78.48
C58	25.00	37.71	86°25'00"	N46° 59' 00"E	34.23
C59	325.00	186.16	32°49'08"	N20° 11' 04"E	183.62
C60	25.00	35.89	82°15'43"	N04° 32' 13"W	32.89

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	5025.00	232.79	2°39'15"	N44° 20' 27"W	232.77
C62	275.00	98.29	20°28'15"	N53° 14' 58"W	97.73
C63	25.00	24.28	55°38'19"	S88° 41' 47"W	23.33
C64	60.00	207.17	197°50'12"	N20° 12' 17"W	118.55
C65	25.00	23.55	53°58'05"	N31° 43' 47"E	22.69
C66	275.00	97.33	20°16'42"	N34° 53' 08"E	96.82
C67	225.00	116.40	29°38'27"	N30° 12' 13"E	115.11
C68	25.00	23.55	53°58'05"	N11° 36' 02"W	22.69
C69	60.00	207.28	197°56'10"	N60° 23' 00"E	118.53
C70	25.00	23.55	53°58'05"	S47° 37' 57"E	22.69
C71	275.00	82.80	17°15'02"	S83° 14' 31"E	82.48
C72	4975.00	502.52	5°47'15"	N85° 14' 21"E	502.31
C73	325.00	36.50	6°28'04"	N85° 33' 45"E	36.48
C74	4975.00	128.98	1°29'08"	N83° 05' 17"E	128.88
C75	4975.00	168.61	1°56'31"	N84° 48' 06"E	168.61
C76	4975.00	144.62	1°39'56"	N86° 36' 20"E	144.62
C77	4975.00	60.30	0°41'40"	N87° 47' 08"E	60.30
C78	60.00	62.84	60°00'23"	S89° 12' 03"W	60.01
C79	275.00	25.17	5°14'38"	S89° 14' 43"E	25.16
C80	275.00	57.83	12°00'24"	S80° 37' 12"E	57.52

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C81	25.00	3.39	7°46'48"	S70° 43' 36"E	3.39
C82	25.00	20.15	46°11'17"	S43° 44' 33"E	19.61
C83	60.00	14.45	13°47'56"	S27° 32' 53"E	14.42
C84	60.00	130.16	124°17'26"	N83° 24' 27"E	106.10
C85	60.00	62.67	59°50'49"	N08° 39' 41"W	58.86
C86	225.00	31.97	8°08'32"	N19° 27' 16"E	31.95
C87	225.00	84.42	21°29'55"	N34° 16' 29"E	83.93
C88	60.00	37.88	36°10'23"	S41° 06' 40"W	37.25
C89	275.00	77.39	16°07'23"	N36° 57' 45"E	77.13
C90	275.00	19.94	4°09'19"	N26° 49' 24"E	19.94
C91	60.00	83.53	79°45'55"	S16° 51' 29"E	76.95
C92	60.00	106.45	101°39'14"	N27° 53' 13"E	93.03
C93	60.00	20.39	19°28'16"	N32° 40' 32"W	20.29
C94	60.00	80.33	76°42'42"	N80° 46' 02"W	74.47
C95	275.00	38.63	8°02'55"	N59° 27' 36"W	38.60
C96	275.00	58.62	12°25'20"	N49° 13' 29"W	58.51
C97	5025.00	76.79	0°52'32"	N43° 27' 05"W	76.79
C98	5025.00	140.41	1°36'03"	N44° 41' 23"W	140.40
C99	5025.00	15.99	0°10'40"	N45° 34' 44"W	15.99
C100	325.00	172.40	30°23'37"	N21° 23' 50"E	170.39

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C101	325.00	13.76	2°25'31"	N04° 59' 16"E	13.76
C102	60.00	82.40	78°41'27"	S16° 29' 24"E	76.08
C103	60.00	76.20	72°46'03"	S78° 01' 43"E	71.18
C104	60.00	59.01	56°21'02"	N37° 24' 45"E	56.66
C105	60.00	38.90	37°08'43"	N09° 20' 07"W	38.22
C106	60.00	49.30	47°04'57"	N51° 26' 57"W	47.93
C107	60.00	78.11	74°35'26"	S67° 42' 51"W	72.71
C108	525.00	111.61	12°10'52"	S08° 51' 47"E	111.40
C109	60.00	72.62	69°20'43"	N16° 31' 22"E	68.27
C110	60.00	44.66	42°38'47"	N39° 28' 22"W	43.64
C111	525.00	48.13	5°15'10"	S17° 34' 48"E	48.11
C112	25.00	6.17	14°09'05"	S48° 45' 35"E	6.16
C113	375.00	47.33	7°13'54"	N72° 03' 06"W	47.30
C114	375.00	20.03	3°03'40"	N66° 54' 19"W	20.03
C115	375.00	16.17	2°28'12"	N64° 08' 23"W	16.16
C116	975.00	38.53	2°15'52"	N61° 46' 22"W	38.53
C117	975.00	49.28	2°53'46"	N59° 11' 33"W	49.28
C119	60.00	64.06	61°10'15"	N43° 01' 32"W	61.06
C120	60.00	78.26	74°44'11"	S69° 01' 15"W	72.83
C121	60.00	45.80	43°44'16"	S09° 47' 01"W	44.70

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C122	60.00	59.20	56°31'47"	S40° 21' 00"E	56.83
C123	60.00	54.20	51°45'41"	N85° 30' 16"E	52.38
C124	25.00	17.37	39°49'01"	S21° 46' 32"E	17.03
C125	1025.00	35.00	1°57'22"	S58° 43' 21"E	34.99
C126	1025.00	57.32	3°12'15"	S61° 16' 10"E	57.31
C127	425.00	20.47	2°45'36"	S64° 17' 05"E	20.47
C128	425.00	20.22	2°43'32"	S67° 01' 40"E	20.22
C129	425.00	53.98	7°16'37"	S72° 01' 44"E	53.94
C130	5025.00	278.25	3°09'00"	S85° 43' 44"W	278.22
C131	275.00	7.23	1°39'23"	S04° 31' 42"W	7.23
C132	275.00	314.71	65°34'13"	S38° 04' 00"W	297.82
C133	275.00	61.91	12°53'58"	S77° 18' 05"W	61.78
C134	5025.00	139.83	1°38'40"	S83° 21' 24"W	139.83
C135	675.00	146.96	12°28'28"	S77° 30' 50"W	146.67
C136	675.00	59.52	5°03'07"	S68° 49' 02"W	59.50
C137	5025.00	18.78	0°12'51"	S82° 27' 09"W	18.78
C138	60.00	45.98	43°54'19"	N09° 43' 40"W	44.86
C139	60.00	57.32	54°43'56"	N59° 02' 48"W	55.16
C140	60.00	42.15	40°15'17"	S73° 27' 36"W	41.29
C141	60.00	52.03	49°41'09"	S28° 29' 22"W	50.42

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C142	60.00	74.62	7°11'527"	S31° 58' 56"E	69.90
C144	60.00	45.45	43°23'49"	S12° 09' 47"E	44.37
C145	60.00	92.70	88°31'28"	S78° 07' 25"E	83.75
C146	60.00	51.70	49°22'22"	N32° 55' 40"E	50.12
C147	60.00	79.38	75°48'25"	N29° 39' 44"W	73.72
C149	425.00	217.09	29°15'58"	N82° 41' 11"E	214.73
C150	425.00	13.57	1°49'44"	N67° 08' 20"E	13.57
C152	625.00	52.14	4°46'49"	N68° 36' 53"E	52.13
C153	625.00	123.35	11°18'30"	N76° 39' 32"E	123.15
C154	625.00	15.89	1°26'17"	N83° 01' 56"E	15.89
C157	325.00	6.53	1°09'01"	N83° 10' 34"E	6.53
C158	325.00	106.37	18°45'06"	N73° 13' 30"E	105.89
C159	325.00	61.42	10°49'41"	N59° 26' 06"E	61.33
C160	4975.00	171.24	1°58'20"	S44° 40' 55"E	171.24
C161	4975.00	59.23	0°40'56"	S43° 21' 17"E	59.23
C163	25.00	19.63	45°00'00"	S37° 53' 00"W	19.13
C164	25.00	19.63	45°00'00"	S82° 53' 00"W	19.13
C166	25.00	17.			



PLANNING & DEVELOPMENT DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

REVIEW MEMORANDUM

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

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: Belle Oaks Ranch
Phase 9 Final Plat Review
PC-21-38

DATE: January 3, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 9 Final Plat, dated 11/16/2021. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
2. Provide a minimum of two corners of the subdivision referenced to State Plane Grid Coordinates.

Plat Supporting Documents, Ordinance Section 1.04(c)

Traffic Impact Analysis: No comments... reviewed during the MDP update phase and the plat appears to match what was analyzed.

General Design 2.03(c)

No Comments

Storm Water Management Plan / Drainage Analysis

3. This is an update to the March 16th report approved with the Phase 8 plat. Please provide updated HMS output.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-39
PRELIMINARY PLAT
QuikTrip 4028

MEETING DATE: January 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consideration of a Preliminary Plat for QuikTrip 4028, generally located near the intersection of State Highway 46 and Stahl Lane.

APPLICANT:

QT South LLC C/O David Wanders
742 NW Loop 410 Suite 102
San Antonio, TX 78216

PROPERTY INFORMATION:

Owner: QT South LLC
Legal Description: A 9.74 ACRE TRACT OF LAND, OUT OF THE THEODORE MILLER SURVEY NO. 323, ABSTRACT 384, COMAL COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 10.10 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 201506013452 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 9.74 acres, 1 lot
Existing Land Use: Undeveloped
Existing Zoning: PDD
Proposed Land-Use: Convenience Store with Fuel Sales

SUMMARY:

This is a proposed preliminary plat for QuikTrip 4028.

This proposed Preliminary Plat is for approximately 9.74 acres of vacant property and establishes 1 lot. The density class for this plat is Low Density.

ANALYSIS:

The proposed subdivision lies completely inside 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 will be provided by Pedernales Electric Cooperative.

With approval of the Preliminary Plat, the developer will continue with the design of the subdivision phase. During design, some minor changes to the plat may occur to avoid conflicts. Such minor changes, provided they do not substantially deviate from the Preliminary Plat, will be incorporated into the Final Plat. The Planning and Zoning Commission will also review and approve the Final Plat. If there is a substantial deviation from the Preliminary Plat, then the developer will be required to submit a new Preliminary Plat for review and approval.

Halff Associates and the City of Bulverde Planning Department have reviewed the proposed preliminary plat and related required documents. The applicant failed to submit revisions/address review comments.

Therefore, Staff recommends **DENIAL** of this Preliminary Plat.

ATTACHMENTS:

Application
Preliminary Plat
Plat Review Memo



APPLICATION FOR PRELIMINARY 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: QT 4028 Addition Unit No N/A
Location Description/Nearest Intersection: SH 46 & Stahl Lane

2. Owner/Applicant: QT South LLC C/O David Wanders
Address: 742 NW Loop 410, Suite 102, San Antonio, Texas 78216 Email: dwanders@quiktrip.com
Telephone: _____ Fax: _____ Mobile: 210-983-5555
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): MatkinHoover Engineer c/o Graham Cook
Address: 8 Spencer Road, STE 100, Boerne, TX 78006 Email: gcook@matkinhoover.com
Telephone: 830-249-0600 Fax: _____ Mobile: 210-860-1068

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>Canyon Lake Water Supply</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>Septic</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>1</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>9.74 Acres</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Low</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>PMD P00</u>		

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.

Signature of Owner/Applicant

12/14/21

Date

Fees on Page 2

Fees:

Preliminary 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)

SUBMITTAL DATES: DECEMBER 2020 – DECEMBER 2021

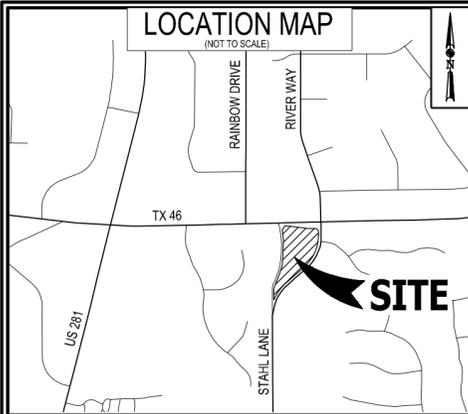
Council	Planning	Submittal
Tuesday, January 12, 2021	Thursday, January 14, 2021	Tuesday, December 15, 2020
Tuesday, February 9, 2021	Thursday, February 11, 2021	Tuesday, January 12, 2021
Tuesday, March 9, 2021	Thursday, March 11, 2021	Tuesday, February 9, 2021
Tuesday, April 13, 2021	Thursday, April 15, 2021	Tuesday, March 16, 2021
Tuesday, May 11, 2021	Thursday, May 13, 2021	Tuesday, April 13, 2021
Tuesday, June 8, 2021	Thursday, June 10, 2021	Tuesday, May 11, 2021
Tuesday, July 13, 2021	Thursday, July 15, 2021	Tuesday, June 15, 2021
Tuesday, August 10, 2021	Thursday, August 12, 2021	Tuesday, July 13, 2021
Tuesday, September 14, 2021	Thursday, September 16, 2021	Tuesday, August 17, 2021
Tuesday, October 12, 2021	Thursday, October 14, 2021	Tuesday, September 14, 2021
Tuesday, November 9, 2021	Wednesday, November 10, 2021	Tuesday, October 12, 2021
Tuesday, December 14, 2021	Thursday, December 16, 2021	Tuesday, November 16, 2021



Planning and Development Preliminary Plat Application Checklist

ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW. REFER TO CHAPTER 10 AND CHAPTER 17 FOR FULL PLAT DOCUMENT AND SUPPORTING DOCUMENTATION REQUIREMENTS.

- 2 Copies of the Preliminary 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
- 2 copies of the Utility Layout showing all proposed utilities and easements ✓
- 2 copies of the Traffic Impact Analysis
- N/A 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Drainage Study
- 2 copies of the Water Study and Water Supply Certification as applicable ✓
- 2 copies of the Sewer Study as applicable ✓
- 2 copies of the Environmental Assessment ✓
- Slope Map
- Riparian Buffer Exhibit
- Tree Protection, Replacement and Mitigation Plan
- Certification by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Public Sewer System
 - Telephone Utility
 - Cable TV Utility
 - United States Postal Service
 - Emergency Services
 - TxDOT
 - Comal County
 - TCEQ
 - Edwards Aquifer Authority
 - Other agencies or entities having jurisdiction



PLAT NOTES

1. PROPERTY TRACT LIES WITHIN ZONE "X" (UN-SHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48091C0220F, DATED SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.
2. THE SUBDIVISION LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
3. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE. EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY BULVERDE AND COMAL COUNTY, TEXAS SHALL HAVE THE RIGHT OF INGRESS, EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE BULVERDE CODE OF ORDINANCES.
5. THIS SUBDIVISION IS OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE AS SHOWN ON THE ANHALT U.S.G.S. QUAD MAP.
6. BASIS OF BEARINGS: ALL BEARINGS SHOWN ARE GRID BASED ON GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NA083 SOUTH CENTRAL ZONE. DISTANCES SHOWN HEREON ARE SURFACE. COORINATES SHOWN HEREON ARE GRID. THE PROJECT COMBINED GRID TO SURFACE SCALE FACTOR IS: 1.00015812.
7. PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, WATER, WASTEWATER, CABLE TV AND TELEPHONE.
8. PLAT PREPARATION DATE: SEPTEMBER 17, 2021.
9. THIS SUBDIVISION IS ZONED C3 COMMERCIAL PLANNED DEVELOPMENT DISTRICT.
10. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO DEVELOPMENT, BUILDING OR STRUCTURE IS PERMITTED WITHIN A DRAINAGE EASEMENT.
11. WATER SOURCE IS A CERTIFIED PUBLIC WATER SYSTEM. (CLWSC)
12. DRAINAGE EASEMENTS SHALL REMAIN FREE FROM ALL OBSTRUCTION.
13. CONSTRUCTION, INCLUDING SITE WORK, SHALL NOT BEGIN PRIOR TO AN APPROVED PLAT, DRAINAGE PLAN, AND CONSTRUCTION PLANS.
14. VERTICAL DATUM: TXDOT CONTROL MONUMENTS "HUNT", "SH01" AND "20460408" ALL BASED ON NAVD 88 GEOID 03

TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN, RIGHT-OUT ONLY, ACCESS POINT TO SH 46 BASED ON AN APPROXIMATE OVERALL HIGHWAY FRONTAGE OF 515.18 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

LEGEND

- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP
- ⊗ FOUND TXDOT R.O.W. MONUMENT
- 499 — EXISTING 1' CONTOUR
- 500 — EXISTING 5' CONTOUR
- C — CENTER LINE
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY TEXAS
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- D.P.R.C.C.T. DEED AND PLAT RECORDS, COMAL COUNTY TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS

UTILITY PROVIDERS:

- PEC - (ELECTRIC) PEDERNALES ELECTRIC COOPERATIVE, INC.
- CLWSC - (WATER) CANYON LAKE WATER SERVICE COMPANY
- GVTC - (TELEPHONE) GUADALUPE VALLEY TELEPHONE COOPERATIVE
- SEWER - OSSF

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT COFORMS TO ALL REQUIREMENTS SET FORTH BY LOCAL AGENCIES.

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

JOSHUA J. VALENTA
REGISTERED PROFESSIONAL ENGINEER
NO. 114592 STATE OF TEXAS



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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

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

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



CITY OF BULVERDE, TEXAS

PREPARED: NOVEMBER, 2021

**SUBDIVISION PLAT ESTABLISHING
QT 4028 ADDITION**

A 9.74 ACRE TRACT OF LAND, OUT OF THE THEODORE MILLER SURVEY NO. 323, ABSTRACT 384, COMAL COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 10.10 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 201506013452 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



**ENGINEERING
& SURVEYING**

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
P.O. BOX 54
OFFICE: 830.249.0600 FAX: 830.249.0699
TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

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

THE OWNER OF TE 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 PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER
QT SOUTH, LLC A TEXAS LIMITED LIABILITY COMPANY
4075 S. 129TH EAST AVE
TULSA, OKLAHOMA 74134

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

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

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

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

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

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF QT 4028 ADDITION 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



PLANNING & DEVELOPMENT DEPARTMENT

30360 Cougar Bend
Bulverde, TX 78163
Office (830) 438-3612
Fax (830) 438-4339

REVIEW MEMORANDUM

TO: Joshua Valenta, PE
Matkin Hoover Engineering
8 Spencer Road, Suite 100
Boerne, TX 78006
JValenta@matkinhoover.com

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: QuikTrip No. 4028 Addition
Preliminary Plat Review
PC-21-39

DATE: January 6, 2022

Half Associates and City Staff have performed a review on the QuikTrip No. 4028 Addition Preliminary Plat, dated November 2021 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Spelling:

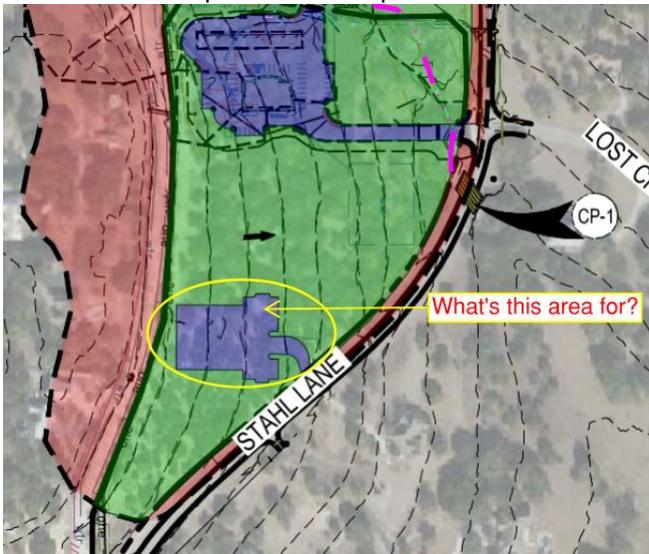
THE OWNER OF ^{THE} ~~TE~~ LAND SHOWN ON THIS PLAT WHOSE NAMES .

2. Missing open space and drainage easement. Riparian buffer & detention pond need to be contained within drainage easement. I believe there was also an agreement to not develop the southern portion of this lot, so there should be some type of open space easement established as non-buildable lots solely for the purpose of open space (Subdivision Code Section 4.07). Show acreage for variable width easements.
3. Show HWY 46 & Stahl Lane ROW dedications. Stahl Lane has a proposed 86' ROW according to the City's Transportation Master Plan.
4. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
5. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates (only one is provided).
6. Show city limits and limits of the City's ETJ on location map and plat
7. Missing setback lines

Plat Supporting Documents, Ordinance Section 1.04(c)

Drainage Report

8. Rainfall depths in report do not exactly match Table 3.2 from DDCM (i.e. 100-YR, 24-hr rainfall depth should be 12.87 inches, not 12.80 inches)
9. Could not verify CN calculations. Please show area of each land use type used to calculate composite CN.
10. Rational Method is not to be used for determining storage requirements for detention (DDCM 4.3.1). Please use Unit Hydrograph Method.
11. Impervious cover shown on Exhibit 4.0 at southern end of property. I thought this entire area was going to remain undeveloped. Please explain.



Traffic Impact Analysis – No comments... reviewed in May 2021. They appear to have modified the site layout since then, but I don't believe the tweaks to the driveway locations have any meaningful impact on the TIA.

Environmental Report – no comments

Tree mitigation Plan – no comments...plan appears to follow City requirements.



PLANNING AND ZONING COMMISSION ITEM:
VR-21-14
VARIANCE
O'Reilly Auto Parts

MEETING DATE: January 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by O'Reilly Auto Parts for a variance to Section 17.04.003, related to Cuts of the City of Bulverde Code of Ordinances, on 1.343 acres located at 18500 Forty-Six Parkway, Spring Branch, TX 78070.

OWNER:

Vaquero Bulverde Partners,

APPLICANT:

Vaquero Bulverde Partners, Lp
2900 Wingate Street, Ste 200
Fort Worth, Tx 76107

PROPERTY INFORMATION:

Address: 18500 Forty-Six Parkway, Spring Branch, Tx 78070
Legal Description: River Crossing 3, Lot 665
Owner: Vaquero Bulverde Partners Lp
Existing Land Use: Undeveloped
Existing Zoning: C-2, Commercial District

SUMMARY:

The applicant, O'Reilly Auto Parts, intends to develop a 1.343-acre tract of land into a 7,228-square-foot development that would require more than eight feet of cuts. The property is located at 18500 Forty-Six Parkway, Spring Branch, TX 78070, 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.**

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 (8+ 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.*

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.

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.*

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. Half Review Memo
- B. Application
- C. Civil Plans Exhibit

REVIEW MEMORANDUM

TO: Kevin Dew
ALJ Lindsey Engineers
5629 FM 1960 W. Suite 314
Houston, TX 77069

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

SUBJECT: O'Reilly Auto Parts
Tier 2 Drainage Analysis
and Design Plans Review No.3
City Permit # 2021-258

DATE: December 10, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review of the Tier 2 Drainage analysis and design plans for the proposed O'Reilly Auto Parts store at the southwest corner of Hwy 46 and Bentwood Dr. SWMP is dated 10/7/21 and design plans dated 10/8/21. The review was conducted relative to the requirements established in the current Subdivision Ordinance of the City of Bulverde and the City's Storm Drainage Design Criteria Manual. The report by UP Engineering documents the methodology used.

The overall site includes 1.3 acres and will add 0.5 acres of impervious cover with a single building and parking lot. The following items were reviewed, with resolved items noted in **blue** and unresolved/new items noted in **red** to be addressed by the applicant listed below:

Drainage:

1. The SWMP shows increased runoff but does not show how it will be mitigated. Section 6 of the City Drainage Design Manual says *"Proposed development shall be responsible for mitigating the impact of increased impervious cover on drainage facilities on property upstream and downstream of the subdivision."* Please show detention to mitigate excess runoff to comply with Section 7 of the City Drainage Design Manual: *"On-site detention shall be provided for runoff control from new development, expansion, and redevelopment. Detention facilities shall be designed to limit the runoff from the site to predevelopment rates for the full range of potential storms including the 2-year, 5-year, 10-year, 25-year, and 100-year events."* Detention analysis should use NRCS Unit Hydrograph Method. Please follow City Drainage Manual for detention analysis and design. – 10/1 Comment: No updated SWMP was provided and no calculations showing how the pond detains flows to pre-developed conditions. **10/8: Updated SWMP, dated 10/7/21 uses modified rational method to calculate required storage volume to detain runoff to pre-developed conditions. While Section 4.3.1 of the City Drainage Design Manual says Rational Method is not to be used for determining storage requirements for detention ponds, the modified rational method does appear to be appropriate for this sized development. The detention pond will capture approximately 54% of the new impervious cover and the calculations provided appear reasonable. Halff has no objection to the detention pond as currently presented.**

Design Plans:

2. 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 (City Code Section 4.05). The City Manager may approve a cut or fill of not more than 8 feet. Much of this development is cut more than 8 feet and will require a variance approval by City Council. 10/8 Comment: Cuts are still more than 4 feet and will require a variance approval by City Council. The only difference since plans dated 4/21/21 is the retaining walls were removed and replaced with a steep slope. Per response dated 11/19, the applicant is submitting a variance request. – [Comment resolved...a variance request was submitted, dated 12/01/21. After reviewing the design plans and variance request, Halff has no objections from a safety stand point as long as the proper fall protection is in place and steep slopes are stable. This area of development along Forty Six Pkwy from River Way to Bentwood Dr has all similar circumstances with the steep slopes and retaining walls in back of the commercial developments.](#)
3. The total of all impervious cover that may be developed on a site in the Edwards Aquifer Recharge Zone shall not exceed 40% of the gross area of this development site (City Code Section 4.05). The current plans show 54% impervious cover (0.72 acres) for the 1.343-acre lot. – [Comment withdrawn...project site is in contributing zone, not recharge zone.](#)
4. Drainage Manual Section 7.8. Please move the Water Quality/detention pond so that the outside toe of the embankment or top of vertical wall is set back at least 5 feet from the property line, where no easement currently exists. Include fencing in plans when vertical walls are used. – [Comment resolved.](#)
5. Missing retaining wall analysis/design. Design plans by ALJ Lindsey acknowledge these plans must be provided by the contractor “via the chosen proprietary MSE system.” – [no comment required at this time, but this note is included as a reminder to the City to acquire the appropriate design plans prior to wall placement by the contractor.](#) 10/8 Comment: Retaining walls appear to have been removed, but steep slopes greater than 3:1 will need engineered concrete reinforcement. Response dated 11/19 says steep grading has been designed in conformance with geotechnical report to include shotcrete for slope stabilization. Need Geotech report to confirm.
 - a. [Based on the Geotech report it appears the steep cut will take place near bore B1. Based on the log there is approximately 7 feet of soil over burden above the rock. Halff recommends they use a different approach to retain this soil before they get to the rock cut. The Geotech states the vertical cut is not allowed in the soil stratum. Please adjust the design plans.](#)
 - b. [On the shotcrete, recommend weld wire fabric attached to the rock surface and then the shotcrete applied over that. This will help hold the shotcrete together \(standard practice with shotcrete application\). Please add to the details and notes.](#)
6. [Fall protection \(i.e. fencing/guardrail\) needs to be added along all drops steeper than 3:1 with falls greater than 4 feet. Please show on design plans with details.](#)



Application for Variance

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

Date: 12/01/2021

Case No. _____

Applicant Information:

Name: Kevin Dew Phone: 346.235.3232
Address: 5629 FM 1960 Rd West, Ste 314 Fax: Kdew@aljlindsey.com
Email: _____

Property Owner Information:

Name: Vaquero Bulverde Partners Phone: (254) 715.5100
Address: 2900 Wingate St, Ste 200 Fax: cadkms@vaqueroventures.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: Northwest Corner of SH 46 & Bentwood Drive

Legal Description: 1.343 Acre Portion of Lot 665 River Crossing, Unit Three, Vol. 14, pg 22 P.R.C.C.T

Zoning District Classification: C2 (Commercial)

Description of Request:

- Variance to Section 17.04.003 of the City of Bulverde Code of Ordinances, which requires: Cuts of other Excavation with the preparation of land for development of lots and public improvement may not exceed four (4) feet in depth.
- 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.

[Signature] _____ Date: 12/01/2021

Fees:

- Zoning and Plat Variance Review Fee - \$700.00 (per Section/Provision of the Code)
- Variance Review Fee (all other Variances)- \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(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.

Existing site topography ranges from an elevation of 1221' to 1196' which is 25' of fall across the site. In order to utilize the majority of the tract there will need to be excavation of greater than four feet. Additionally, TxDOT improvements for SH 46 & Bentwood Drive will result in additional lowering of the roadways of 5' which would result in an overall drop of 30' from one end of the lot to the other.

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

This particular variance is necessary in order to develop the subject tract based upon the existing topography, future TxDOT improvements, and existing grades of the neighboring tracts, without being able to exceed four feet of excavation only a small percentage of this tract would be developable which results in the overall tract not being developable.

- 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.

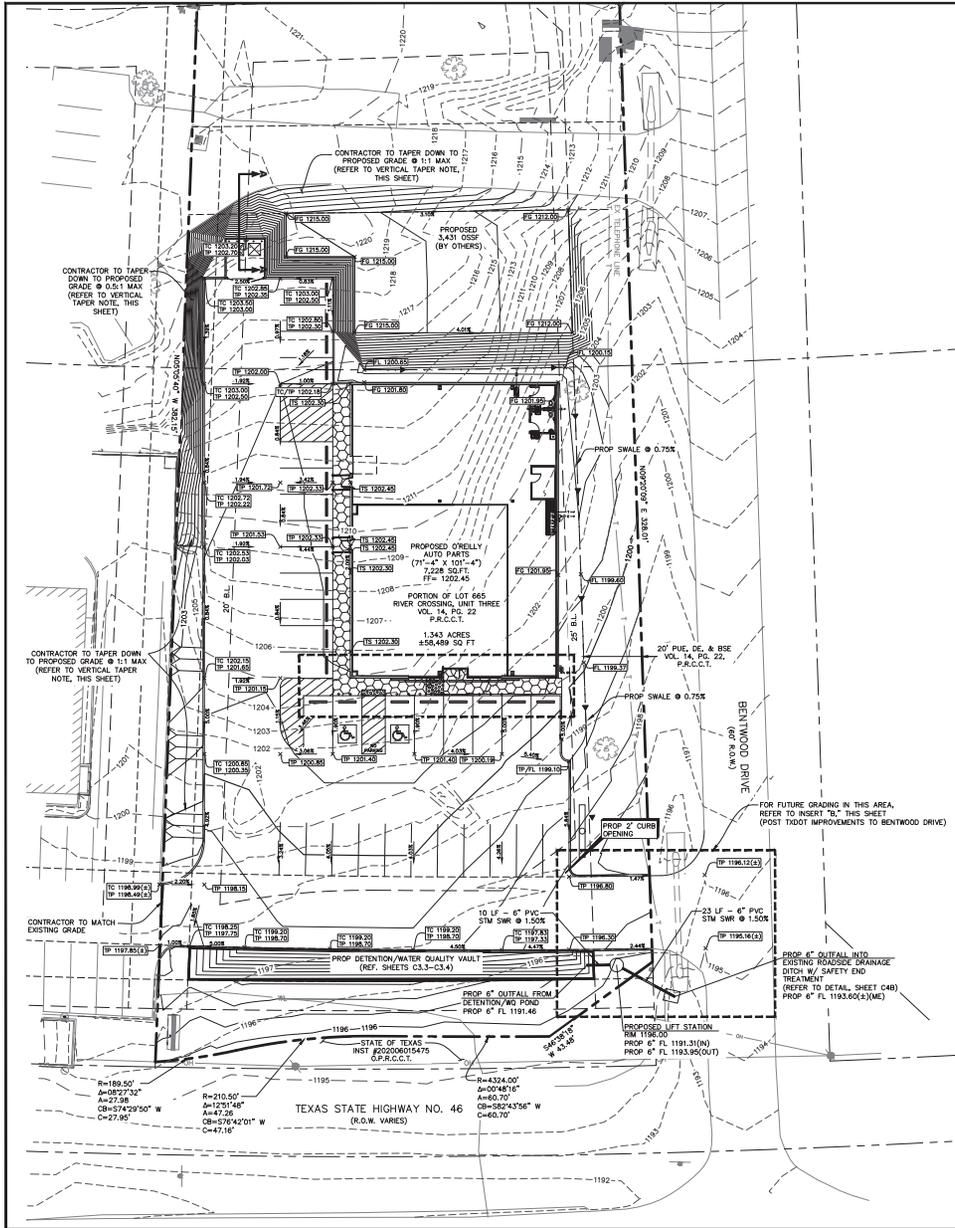
The site proposed site improvements will consist of on-site grades & slopes that are substantially less than the existing conditions. In areas where steep slopes will be provided to match existing elevations of neighboring properties, recommendations from a geotechnical engineer will be followed to ensure no future concerns/issues.

- 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?

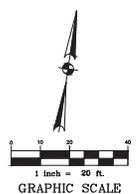
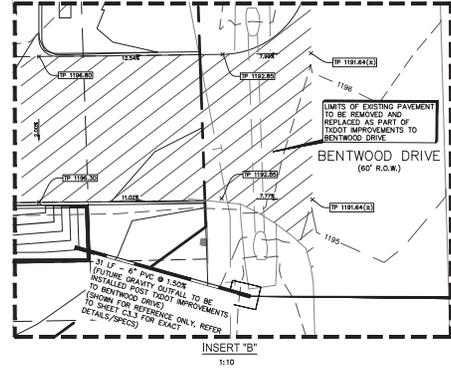
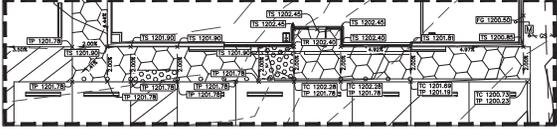
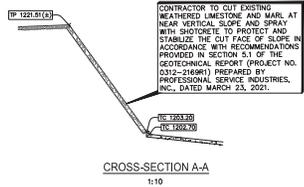
This variance would allow the proposed development to match the existing grade conditions of the neighboring tracts (to West & South) without the need of massive retaining walls around the entire perimeter of the subject tract.

*Note for the Board / Commission:

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



VERTICAL TAPER NOTE:
 FOR ALL NEAR VERTICAL TAPER TRANSITIONS FROM PROPOSED GRADE TO EXISTING GRADE, CONTRACTOR TO CUT EXISTING WEATHERED LIMESTONE AND MARL ON-SITE AT NEAR VERTICAL SLOPE (AS INDICATED WITHIN THESE PLANS) AND SPRAY WITH SHOTCRETE TO PROTECT AND STABILIZE THE CUT FACE OF THE SLOPE IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN SECTION 5.1 OF THE GEOTECHNICAL REPORT (PROJECT NO. 0312-2169R1) PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED MARCH 23, 2021.



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
FG	FINISHED GROUND
FF	FINISHED FLOOR
TR	TOP OF RAMP
●	EXISTING SANITARY OR STORM SEWER MANHOLE
—	PROPOSED HIGH POINT OF PAVEMENT
→	DRAINAGE FLOW ARROWS
---	EXISTING CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	CONTRACTOR TO MATCH EXISTING PAVEMENT

- GENERAL NOTES**
1. REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
 2. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
 3. CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
 4. CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

FUTURE STORM SEWER OUTFALL NOTE:
 FUTURE GRAVITY STORM SEWER OUTFALL FROM THE DETENTION/WATER QUALITY POND WILL ONLY BE ALLOWED IN THE POST TROOT IMPROVEMENTS TO BENTWOOD DRIVE CONDICTION, AS THE IMPROVEMENTS WILL RESOLVE THE BENTWOOD DRIVE PAVEMENT AND ROADSIDE DRAINAGE CHANNELS HAVING LOWER ELEVATIONS. OWNER TO MAKE FINAL DECISION ON POTENTIAL REMOVAL OF INITIAL OUTFALL AND LEFT STATION ONLY AFTER TROOT IMPROVEMENTS HAVE BEEN CONSTRUCTED.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST
 72 HOURS NOTICE BEFORE HOI DIG, DRILL
 OR BLAST - STOP CALL
 TEXAS ONE CALL SYSTEM
 1-800-344-6377
 IN HOUSTON
 (713)-223-4567

DATE: _____

REVISIONS: _____

No. _____

ALJ Lindsey
 12300
 9008 THE WOODWAY, SUITE 214
 HOUSTON, TEXAS 77036
 (713) 466-0000
 FAX: (713) 466-0000

BRETT E. HANNAHAN
 REGISTERED PROFESSIONAL ENGINEER
 19 NOVEMBER 2021

PROJECT NO. 2015-03-03-0004
 DATE NOV. 2021
 SCALE: 1/20
 DRAWN BY: BHM
 CHECKED BY: RD

GRADING PLAN

O'REILLY AUTO PARTS
 BULVERDE, TX

SHEET
C3.0



PLANNING & ZONING COMMISSION ITEM

CA-22-04

Chapters 14: Code Amendment Paving for periodic uses

MEETING DATE: January 13, 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 14.06.005 to allow for paving other than concrete, and asphalt for periodic uses such as Farmer's Markets and temporary outdoor sales; repealing conflicting ordinances; providing a severability clause; and providing an effective date.

SUMMARY:

The subject of this proposed ordinance amendment arose during the consideration of a Special Use Permit for a Farmer's Market and their request to use gravel for their parking areas. City Council requested that staff draft an ordinance considering temporary uses be permitted to use alternate paving options instead of what is currently required by the Zoning Ordinance for permanent year-round commercial uses.

The ordinance proposes to allow parking areas to be surfaced with permeable materials such as crushed rock for farmer's market, temporary outdoor sales or uses allowed by Special Use Permit, if such permit authorizes the use of permeable materials to surface parking areas. Parking areas will be required to be maintained in a dust-free condition, constructed and maintained in a manner that prevents surface materials from getting washed or tracked into public rights-of-way; and they must comply with all other laws, ordinances, regulations, and standards.

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 14.06.005 TO ALLOW FOR PAVING OTHER THAN CONCRETE, ASPHALTIC CONCRETE, AND ASPHALT FOR PERIODIC USES SUCH AS FARMER’S MARKETS AND TEMPORARY OUTDOOR SALES; 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 for alternative paving requirements for periodic uses such as farmer’s markets and temporary outdoor sales;

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 14.06.005, Code of Ordinances of the City of Bulverde, Texas is 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

Section 14.06.005(d), 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~~):

Sec. 14.06.005 Design, construction and maintenance of off-street parking areas

...

(d) All parking areas shall be properly graded for drainage and surfaced with concrete, asphaltic concrete or asphalt; provided, however, that parking areas may be surfaced with permeable materials, such as crushed rock, in accordance with the following:

- (1) Use of permeable materials to surface parking areas is only allowed in conjunction with the following uses:
 - (A) farmer's markets;
 - (B) temporary outdoor sales; and
 - (C) uses allowed by special use permit if the ordinance approving the special use permit authorizes the use of permeable materials to surface parking areas.
- (2) Parking areas surfaced with permeable materials shall:
 - (A) Be maintained in a dust-free condition;
 - (B) Constructed and maintained in a manner that prevents surface materials from getting washed or tracked into public rights of way; and
 - (C) Comply with all other laws, ordinances, regulations, and standards,