



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – March 10, 2022

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. January 13, 2022, Planning and Zoning Commission meeting

3) REGULAR AGENDA ITEMS

- A. PC-21-39 (Preliminary): Reconsideration of a Preliminary Plat for QuikTrip 4028, generally located near the intersection of State Highway 46 and Stahl Lane.
- B. PC-22-04 (Replat): Consideration of a Replat (Revision) for Lots 71 & 72, Block 10, Belle Oaks Ranch Phase VII, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.
- C. PC-22-05 (Replat): Consideration of a Replat (Revision) for Lots 80 & 81, Block 10, Belle Oaks Ranch Phase VII, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.
- D. VR-22-01: Consider a request by Robert W. Nami for a variance to Section 3.08.132 (8) (A) and (B)(i)(c) and 3.08.102 (a)(3) of the City of Bulverde Code of Ordinances at 445 Singing Oaks.

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 March 7, 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: January 13, 2022

Meeting Duration: 6:01 p.m. to 6:54 p.m.

CALL TO ORDER

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

Commission Members Absent: Michelle Molina, Michael Beavers (Alternate)

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. December 16, 2021, Planning and Zoning Commission meeting. **Chairman Sisk made a motion to approve the December 16, 2021 meeting minutes. Commissioner Hawkins seconded the motion, and the motion was approved with a 6-0 vote.**

EXECUTIVE SESSION

None

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. **Director Huerta presented the staff report and answered questions asked by the commission. After consideration and discussion, Chairman Sisk made a motion to approve PC-21-35. Commissioner Porter seconded the motion, and the motion was approved with a 5-0 vote, with Commissioner Hawkins abstaining.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. After consideration and discussion, Chairman Sisk made a motion to approve PC-21-36. Commissioner Prescott seconded the motion, and the motion was approved with a 6-0 vote.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. After consideration and discussion, Commissioner Hawkins made a motion to approve PC-21-37. The motion was seconded by Commissioner Burrier, and the motion was approved with a 6-0 vote.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. After consideration and discussion, Chairman Sisk made a motion to approve PC-21-38. The motion was seconded by Commissioner Prescott, and the motion was approved with a 6-0 vote.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. After consideration and discussion, Commissioner Burrier made a motion to deny PC-21-39, due to review comments not being addressed by the applicant. The motion was seconded by Chairman Sisk, and the motion was approved with a 6-0 vote.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. After consideration and discussion, Commissioner Prescott made a motion to recommend approval of VR-21-14. The motion was seconded by Commissioner Porter, and passed with a 4-2 vote, with Commissioners Burrier and Hawkins voting to deny the motion.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. After consideration and discussion, Commissioner Alexandre made a motion to recommend approval of CA-22-04. The motion was seconded by Commissioner Hawkins, and was approved with a 5-0 vote, with Commissioner Prescott abstaining.**

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 6:54 p.m. I certify that the above minutes were approved by the Commission on March 10, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-21-39

PRELIMINARY PLAT

QuikTrip 4028

MEETING DATE: March 10, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Reconsideration 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 one (1) lot. The density class for this plat is commercial.

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 has addressed all review comments.

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

ATTACHMENTS:

Application

Preliminary Plat

Plat Acceptance 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>RMD 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

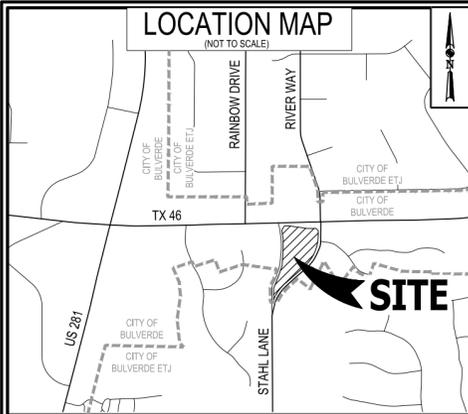
Council	Planning	Submittal
Tuesday, January 12, 2021	Thursday, January 14, 2021	Tuesday, December 15, 2020
Tuesday, February 9, 2021	Thursday, February 11, 2021	Tuesday, January 12, 2021
Tuesday, March 9, 2021	Thursday, March 11, 2021	Tuesday, February 9, 2021
Tuesday, April 13, 2021	Thursday, April 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: FEBRUARY, 2022

**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 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 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

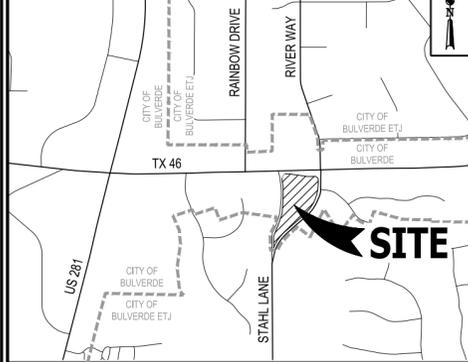
BY: _____
DEPUTY TO COUNTY CLERK

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

LOCATION MAP
(NOT TO SCALE)

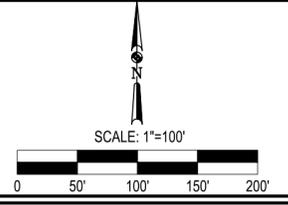


**SUBDIVISION PLAT ESTABLISHING
QT 4028 ADDITION**

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.

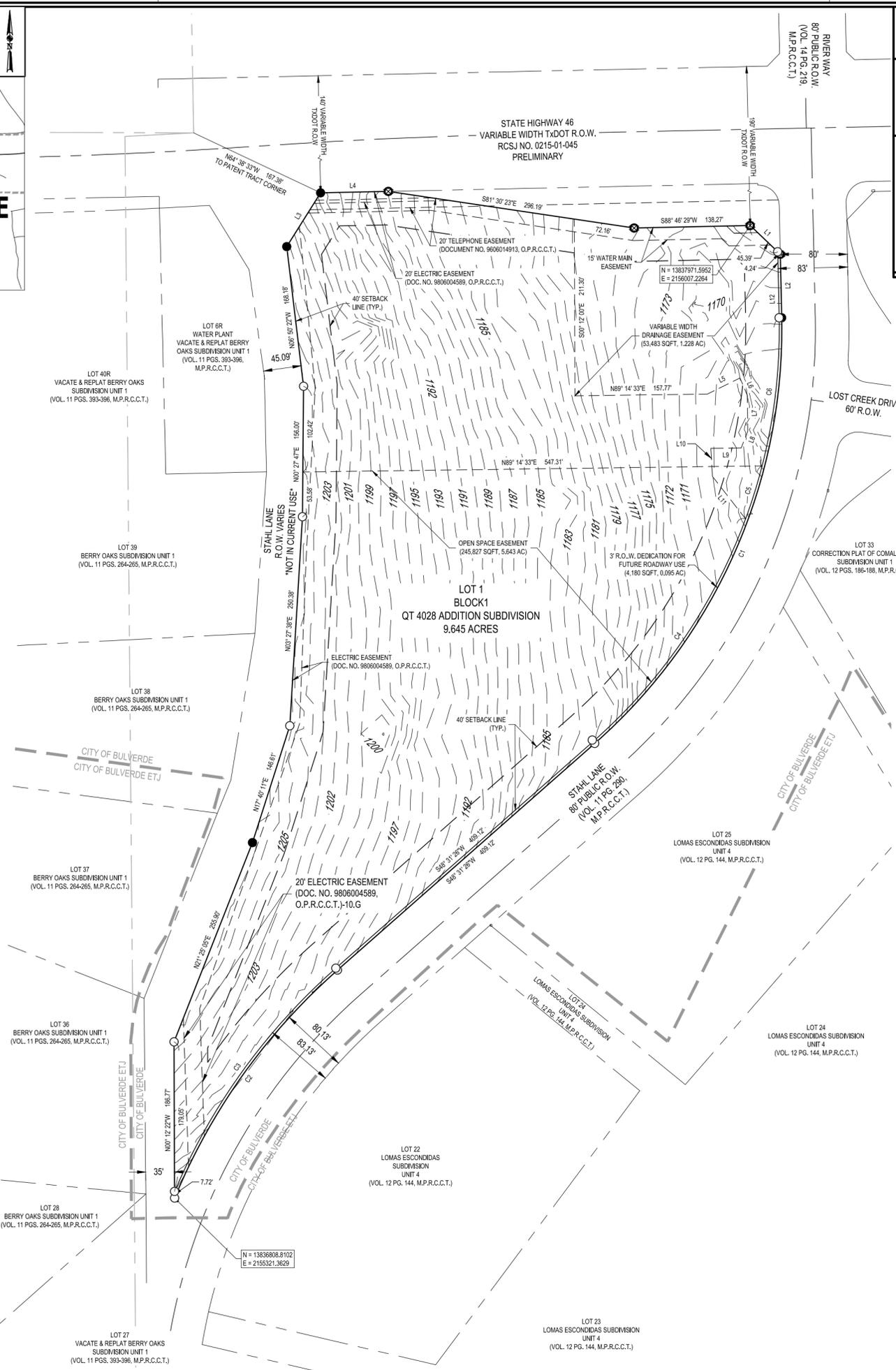
MATKINHOOVER

ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
P.O. BOX 54
OFFICE: 830.249.0600 FAX: 830.249.0609
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



- 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
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 - 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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N46° 13' 31"W	49.64
L2	N01° 15' 24"W	75.93
L3	N32° 07' 27"E	75.90
L4	S88° 47' 27"W	80.72
L5	N63° 42' 22"E	43.40
L6	S22° 53' 46"E	22.36
L7	S00° 45' 27"E	43.00
L8	S21° 23' 39"W	21.60
L9	S89° 14' 33"W	36.16
L10	S03° 26' 36"E	33.63
L11	S37° 52' 46"E	64.32
L12	S01° 15' 24"E	78.94

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	573.43	660.00	049°46'49"	N23°38'01"E	555.56'
C2	337.58	740.00	026°08'16"	S35°27'19"W	334.66'
C3	331.82	743.00	025°35'17"	S35°43'48"W	329.07'
C4	325.62	657.00	028°23'48"	N34°19'32"E	322.30'
C5	66.45	657.00	005°47'43"	N17°13'47"E	66.42'
C6	178.75	657.00	015°35'18"	N06°32'16"E	178.20'



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/Acceptance
PC-21-39

DATE: March 1, 2022

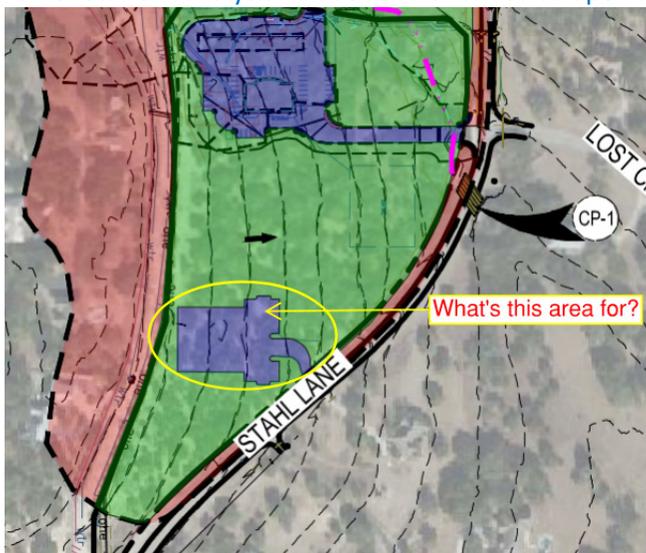
Halff Associates and City Staff have performed a review on the QuikTrip No. 4028 Addition Preliminary Plat, dated February 24, 2022 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Halff Associates and City Staff have no further comments and recommends approval of the QuikTrip No. 4028 Addition preliminary plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

1. Spelling: - [Comment resolved](#)
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. - [Comment resolved](#)
3. Show HWY 46 & Stahl Lane ROW dedications. Stahl Lane has a proposed 86' ROW according to the City's Transportation Master Plan. - [Comment resolved](#)
4. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey. - [Comment resolved](#)
5. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates (only one is provided). - [Comment resolved](#)
6. Show city limits and limits of the City's ETJ on location map and plat - [Comment resolved](#)
7. Missing setback lines - [Comment resolved...40' setback line provided.](#)

Plat Supporting Documents, Ordinance Section 1.04(c)**Drainage Report** (updated 2/24/22)

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) - [Comment resolved](#)
9. Could not verify CN calculations. Please show area of each land use type used to calculate composite CN. - [Comment resolved...weighted CN's look appropriate](#)
10. Rational Method is not to be used for determining storage requirements for detention (DDCM 4.3.1). Please use Unit Hydrograph Method. - [Comment resolved. Unit hydrograph calculations look reasonable. Peak discharge from project is equal to or less than pre-developed runoff for all design storms.](#)
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. - [Comment resolved... this area has been removed from analysis. Plat shows this area as open space easement.](#)



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:
PC-22-04

REPLAT

Replat of Lots 71 and 72, Block 10, Belle Oaks
Ranch Phase VII

MEETING DATE: March 10, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consideration of a Replat (Revision) for Lots 71 & 72, Block 10, Belle Oaks Ranch Phase VII, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.

APPLICANT:

Christopher Hughes and Patricia Hughes

6822 Presidente Drive

Huntinton Beach, CA 96248

PROPERTY INFORMATION:

Owner: Christopher Hughes and Patricia Hughes
Legal Description: Lots 71 & 72, Block 10, Belle Oaks Ranch Phase VII
Size: 2.02 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 2.02 acres, which were previously platted as Lot 71 Block 10 and Lot 72, Block 10 of Belle Oaks Ranch Phase VII. The purpose of this replat is to combine Lots 71 and 72, Block 10, creating Lot 71R.

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

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. All comments made during review have been addressed.

Therefore, Staff recommends approval of this Replat.

ATTACHMENTS:

Application

Plat

Plat Acceptance Memo



APPLICATION FOR REPLAT

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

www.bulverdetx.gov

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

1. Name of Subdivision: BELLE OAKS RANCH Unit No PHASE VII
 Location Description/Nearest Intersection: BLOCK 10, PHASE VII

2. Owner/Applicant: CHRISTOPHER HUGHES AND PATRICIA HUGHES, HUSBAND AND WIFE
 Address: 6822 PRESIDENTE DR, HUNTINTON BEACH, ORANGE COUNTY, CA 92648 Email: chughes@aeroprecisioneng.com
 Telephone: 909-851-0575 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:	<u>2.02</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" 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.


 Signature of Owner/Applicant

1/26/22
 Date

Fees and Submittal Dates on Page 2

Fees:

Replats/Vacating Plats

- \$750.00 + \$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: NOVEMBER 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 19, 2022
SEPTEMBER 8, 2022	OCTOBER 11, 2022	AUGUST 9, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 8, 2022	JANUARY 10, 2023	NOVEMBER 8, 2022



Planning and Development Replat Application Checklist

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

- 2 Copies of the Proposed Plat Document
- 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 (if applicable)
 - TIA Fee (if applicable)
- If public notification is required, submit to the City a map of the lots in the original subdivision within 200 feet of the replat accompanied by a list of property owners of the lots from the most current tax roll
 - Refer to Chapter 10, Exhibit A, Section 1.04 of the Code of Ordinances for conditions that require public notification
- 1 copy of a Traffic Impact Analysis
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of an Environmental Assessment
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Water System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Sewer System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Stormwater Management Plan
 - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- Variance Requests (if any)
- Original Tax Certificates
 - City
 - County
 - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- For plats in the ETJ, provide a copy of an approved PIPROW permit from Comal County for any utilities, landscaping, street lighting, or other private features located in the public right-of-way
- Lienholder's acknowledgement (if applicable)

- NOTES:
1. ACREAGE OF AMENDING PLAT = 2.02 ACRES.
 2. NO LOTS IN PHASE VII ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED 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 (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. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
 8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOVER 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 ACQUIFER 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. 20180901658 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 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. SPECIAL LOT DEDICATION DESIGNATION:
 - 19.1. LOT 917 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1007 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE POA.
 20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES, THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES RELATING ACCESS TO AND FROM THE SUBDIVISION.
 21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
 22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
 23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
 24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER, THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
 25. BELLE OAKS RANCH PHASE VII DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED 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, CHRISTOPHER HUGHES AND PATRICIA HUGHES, HUSBAND AND WIFE, SOLE OWNER OF THE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO.202106047850 AND NO.202106047958, AND CORRECTED IN DOCUMENT, NO. 202106054912 AND NO. 202106054908 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACTS 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__.

CHRISTOPHER HUGHES PATRICIA HUGHES
 6822 PRESIDENTE DR. 6822 PRESIDENTE DR,
 HUNTINGTON BEACH, ORANGE COUNTY, CA 92648 HUNTINGTON BEACH, ORANGE COUNTY, CA 92648

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 CHRISTOPHER HUGHES AND PATRICIA HUGHES, HUSBAND AND WIFE, KNOWING 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 71 & 72, BLOCK 10, BELLE OAKS RANCH PHASE VII, ESTABLISHING LOT 71R

A 2.02 ACRE TRACT OF LAND AND BEING ALL OF LOT 71 AND LOT 72, BLOCK 10, BELLE OAKS RANCH, PHASE VII SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202106043827, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 71, BLOCK 10 AND LOT 72, BLOCK 10, BELLE OAKS RANCH PHASE VII INTO LOT 71R, BLOCK 10, BELLE OAKS RANCH PHASE VII.

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

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO LOTS IN PHASE VII ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED 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 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 71 & 72 BLOCK 10, OF BELLE OAKS RANCH PHASE VII, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

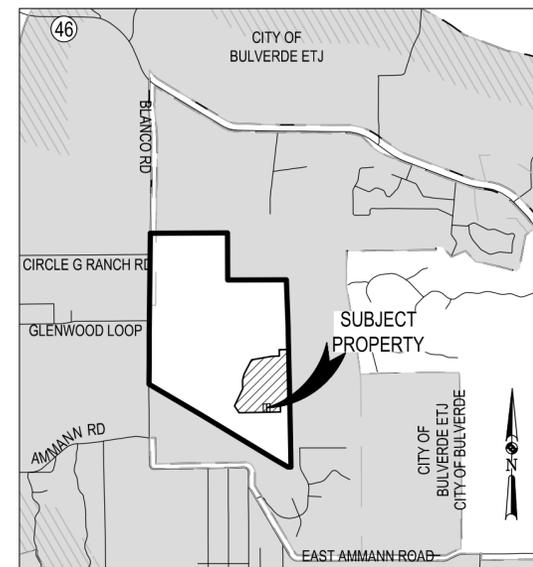
DATED THIS ___ DAY OF _____, YEAR _____

BY: _____
 CHAIRPERSON

THIS 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



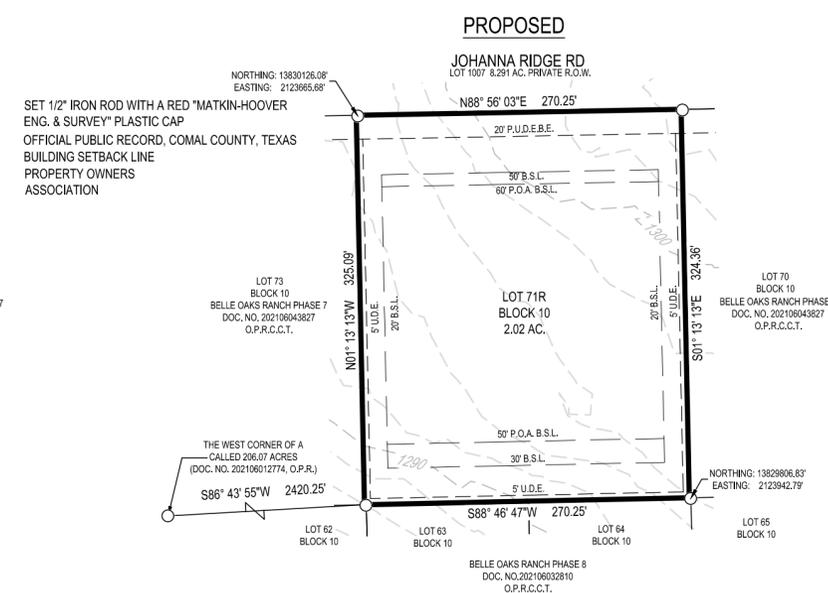
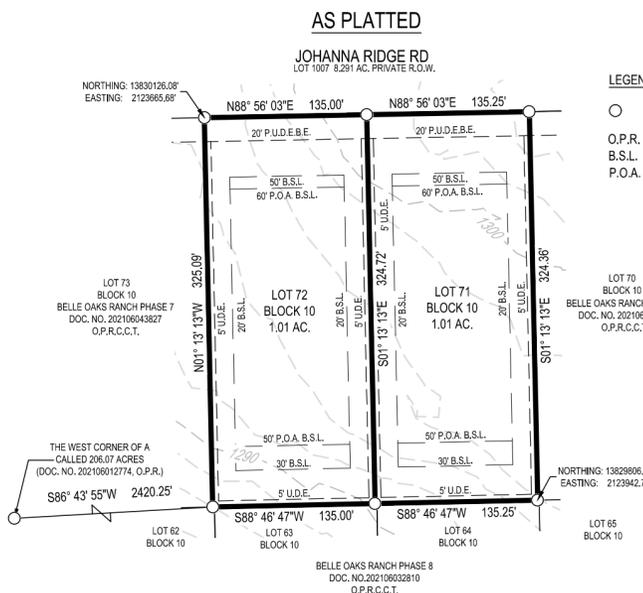
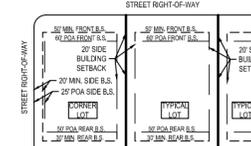
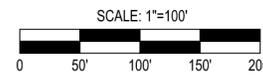
VICINITY MAP
 N.T.S.

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

AS THE LIENHOLDER OF THE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO.202106047850 AND NO.202106047958, AND CORRECTED IN DOCUMENT, NO. 202106054912 AND NO. 202106054908 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 71R, BLOCK 10, BELLE OAKS RANCH PHASE VII.

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

PROSPERITY BANK
 ADDRESS: _____
 BY: SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 NAME: CHRISTOPHER HUGHES AND PATRICIA HUGHES, HUSBAND AND WIFE



OWNER/DEVELOPER:
 CHRISTOPHER HUGHES AND PATRICIA HUGHES, HUSBAND AND WIFE
 6822 PRESIDENTE DR, HUNTINGTON BEACH, ORANGE COUNTY, CA 92648
 909-851-0575

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

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

MATKINHOOVER
 ENGINEERING & SURVEYING

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

3303 SHELL ROAD SUITE 3
 GEORGETOWN, TEXAS 78628
 OFFICE: 512.368.2244

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

DATE: 1/25/2022
 MHE JOB NO. - 2969.07
 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 71 & 72 Replat Review/Acceptance
PC-22-04 Belle Oaks Ranch Phase 7

DATE: March 1st, 2022

Halff Associates and City Staff performed a review on the Belle Oaks Ranch Phase 7 Lot 71 & 77 Replat, dated 01/25/2022. 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.).

Halff found no errors in the replat documents. There is a utility and drainage easement between existing Lots 71 & 72 that will need to be removed as part of this replat. Drainage is not an issue with the removal of this easement, but regarding the utility, Canyon Lake Water Service Company (CLWSC) will need to release the easement. In an email dated 02/07/2022, CLWSC stated the release of easement has been approved by their engineering team and will get them signed by their general manager then recorded. All comments sent to the applicant in a 2/11/22 review memo were addressed. Based on our review of the referenced documents, Halff Associates and City Staff have no other comments/concerns and recommend approval of this replat.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-05

REPLAT

Replat of Lots 80 and 81, Block 10, Belle Oaks
Ranch Phase VII

MEETING DATE: March 10, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consideration of a Replat (Revision) for Lots 80 & 81, Block 10, Belle Oaks Ranch Phase VII, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.

APPLICANT:

Eric J. Hall and Meikole Hall

11910 Silent Cyn

San Antonio, TX 78254

PROPERTY INFORMATION:

Owner: Eric J. Hall and Meikole Hall
Legal Description: LOT 80 & 81, Block 10, Belle Oaks Ranch Phase VII
Size: 2.21 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 2.21 acres, which were previously platted as Lot 80 Block 10 and Lot 81, Block 10 of Belle Oaks Ranch Phase VII. The purpose of this replat is to combine Lots 80 and 81, Block 10, creating Lot 80R.

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

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. All comments made during review have been addressed.

Therefore, Staff recommends approval of this Replat.

ATTACHMENTS:

Application

Plat

Plat Acceptance Memo



APPLICATION FOR REPLAT

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

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

- Name of Subdivision: BELLE OAKS RANCH Unit No PHASE VII
 Location Description/Nearest Intersection: BLOCK 10, PHASE VII, LOTS 80 and 81
- Owner/Applicant: ERIC J. HALL AND WIFE, MEIKOLE HALL
 Address: 11910 SILENT CYN, SAN ANTONIO, BEXAR COUNTY, TEXAS 78254 Email: ericjhalldc@gmail.com
 Telephone: 410-218-0464 Fax: _____ Mobile: 410-218-0464
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.
- 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:	<u>2.21 ACRES</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" 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.

Signature of Owner/Applicant

 Date

Fees and Submittal Dates on Page 2

**Plat submittals must follow format outlined in Pages 3 and 4 of this application.

Fees:

Replats/Vacating Plats

- \$750.00 + \$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: NOVEMBER 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 19, 2022
SEPTEMBER 8, 2022	OCTOBER 11, 2022	AUGUST 9, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 8, 2022	JANUARY 10, 2023	NOVEMBER 8, 2022



Planning and Development Replat Application Checklist

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

- 2 Copies of the Proposed Plat Document
- 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 (if applicable)
 - TIA Fee (if applicable)
- If public notification is required, submit to the City a map of the lots in the original subdivision within 200 feet of the replat accompanied by a list of property owners of the lots from the most current tax roll
 - Refer to Chapter 10, Exhibit A, Section 1.04 of the Code of Ordinances for conditions that require public notification
- 1 copy of a Traffic Impact Analysis
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of an Environmental Assessment
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Water System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Sewer System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Stormwater Management Plan
 - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- Variance Requests (if any)
- Original Tax Certificates
 - City
 - County
 - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- For plats in the ETJ, provide a copy of an approved PIPROW permit from Comal County for any utilities, landscaping, street lighting, or other private features located in the public right-of-way
- Lienholder's acknowledgement (if applicable)

NOTES:

- 1. ACREAGE OF AMENDING PLAT = 2.21 ACRES.
2. NO LOTS IN PHASE VII ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP...
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. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN-HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013, DISTANCES SHOWN HEREON ARE GRID UNITS, VERTICAL DATUM IS BASED ON NAVD83.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS ACQUIFER 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, 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. 20180901658 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 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. SPECIAL LOT DEDICATION DESIGNATION:
19.1. LOT 917 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
19.2. LOT 1007 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE POA.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES, THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER, THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. BELLE OAKS RANCH PHASE VII DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

- 1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED 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 KNOW ALL MEN BY THESE PRESENTS
COUNTY OF COMAL

I, ERIC J. HALL AND WIFE, MEIKOLE HALL, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 202206003859, 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__.

ERIC J. HALL MEIKOLE HALL
11901 SILENT CYN, SAN ANTONIO, BEXAR COUNTY, TEXAS 78254

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 ERIC J. HALL AND WIFE, MEIKOLE HALL, 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 80 & 81, BLOCK 10, BELLE OAKS RANCH PHASE VII, ESTABLISHING LOT 80R

A 2.21 ACRE TRACT OF LAND AND BEING ALL OF LOT 80 AND 81, BLOCK 10, BELLE OAKS RANCH, PHASE VII SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202106043827, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 80, BLOCK 10 AND LOT 81, BLOCK 10, BELLE OAKS RANCH PHASE VII INTO LOT 80R, BLOCK 10, BELLE OAKS RANCH PHASE VII.

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

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO LOTS IN PHASE VII ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED 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 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 80 & 81 BLOCK 10, OF BELLE OAKS RANCH PHASE VII, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

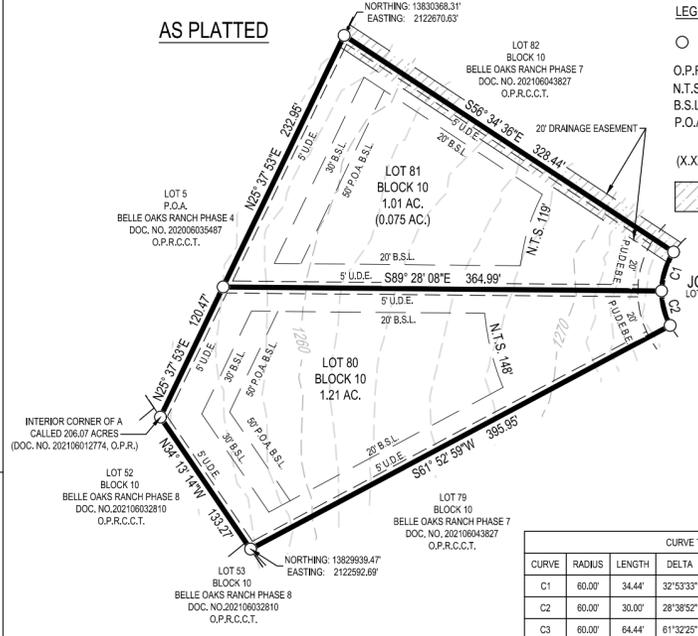
DATED THIS DAY OF YEAR

BY: CHAIRPERSON

THIS 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



OWNER/DEVELOPER: ERIC J. HALL AND WIFE, MEIKOLE HALL
11901 SILENT CYN, SAN ANTONIO, BEXAR COUNTY, TEXAS 78254

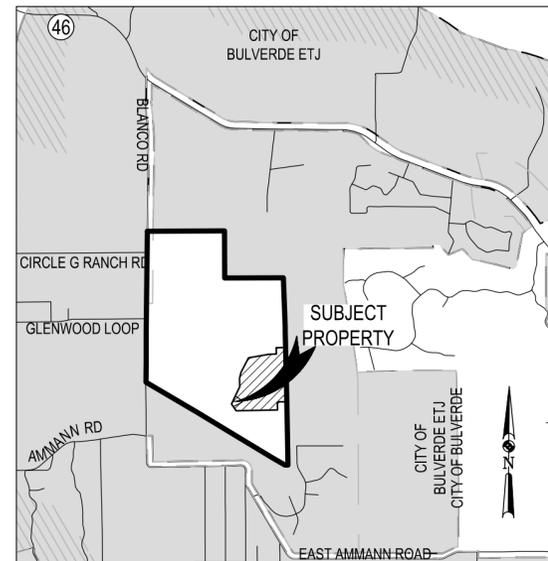
SURVEYOR: MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

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: 512.366.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: 1/25/2022
MHE JOB NO. - 2969.07
MHS JOB NO. - 174-180



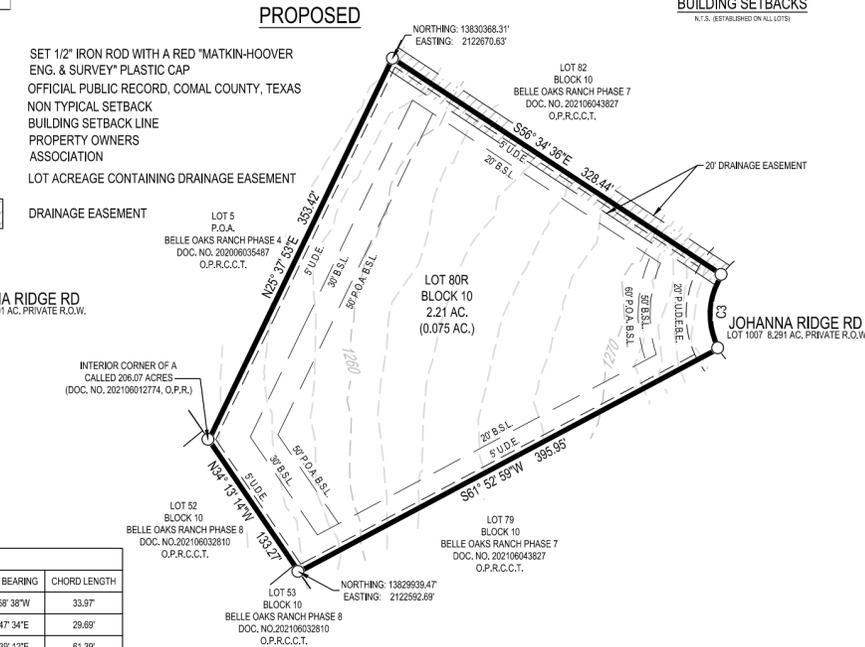
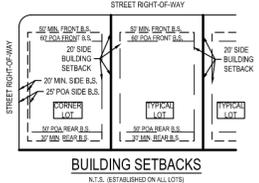
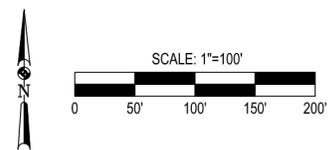
VICINITY MAP
N.T.S.

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

AS THE LIENHOLDER OF THE CERTAIN TRACT OF DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 202206003859, 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 80R, BLOCK 10, BELLE OAKS RANCH PHASE VII.

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

MARION STATE BANK
ADDRESS:
BY: SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
NAME: ERIC J. HALL AND WIFE, MEIKOLE HALL



DATE: 1/25/2022
MHE JOB NO. - 2969.07
MHS JOB NO. - 174-180



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 80 & 81 Replat Review/Acceptance Belle Oaks Ranch Phase 7
PC-22-05

DATE: March 1st, 2022

Halff Associates and City Staff have performed a review on the Belle Oaks Ranch Phase 7 Lot 80 & 81 Replat, dated 01/25/2022. 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.).

Halff found no errors in the replat documents. There is a utility and drainage easement between existing Lots 80 & 81 that will need to be removed as part of this replat. An email from Canyon Lake Water Service Company (CLWSC), dated 02/07/2022, says they are in the final stages of releasing the utility easement between Lots 80 & 81. Drainage is not an issue with the removal of this easement. All comments sent to the applicant in a 2/11/22 review memo were addressed.

Based on our review of the referenced documents, Halff Associates and City Staff have no other comments/concerns and recommend approval of this replat.



PLANNING & ZONING COMMISSION ITEM:
VR-22-01
SIGN VARIANCE
445 Singing Oaks

MEETING DATE: March 10, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Robert W. Nami for a variance to Section 3.08.132 (8) (A) and (B)(i)(c) and 3.08.102 (a)(3) of the City of Bulverde Code of Ordinances at 445 Singing Oaks.

OWNER:

Robert W. Nami
16827 Redland Rd
San Antonio, TX 78247

APPLICANT:

Robert W. Nami
16827 Redland Rd
San Antonio, TX 78247

PROPERTY INFORMATION:

Address: 445 Singing Oaks
Legal Description: SINGING HILLS 5, BLOCK 2, LOT 5
Owner: Vizza Wash Limited Partnership
Existing Land Use: Undeveloped
Existing Zoning: C-2 Commercial

ANALYSIS:

Robert W. Nami is the owner and applicant of the variance for the proposed Go Car Wash at 445 Singing Oaks. The applicant has proposed seven (7) directional ground signs and six (6) attached signs. The proposed directional signs would exceed the maximum number of directional signs allowed per street entrance and propose the sign structures to be ground signs. The proposed attached signs would exceed the maximum number of attached signs allowed per street frontage. Therefore, the applicant is requesting a variance to allow the placement of the proposed directional signs and attached signs.

Per Section 3.08.132 (8) (A) of the Bulverde Code of Ordinances, Directional sign structures are permitted as “*Attached and/or monument.*” Per Section 3.08.132 (B)(i)(c) of the Bulverde Code of Ordinances, the maximum number of directional signs is “*(2) signs per site.*”

The applicant is proposing seven (7) ground directional signs.

Per Section 3.08.102 (a)(3) of the Bulverde Code of Ordinances, the maximum number of attached signs are *“No more than two (2) attached signs shall be allowed per lease space. Attached signs shall be located within the first story of the main exterior entrance for a building or lease space.”*

The applicant is proposing six (6) attached signs.

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

CRITERIA FOR EVALUATION:

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

Section 3.08.072 of the City Code states:

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

ATTACHMENTS:

- A. Application
- B. Explanation
- C. Singing Hills ACC Approval Letter
- D. Sign Plan



Application for Variance

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

Date: 02-17-2022

Case No. _____

Applicant Information:

Robert W. Nami 210-854-2366
Name Phone Fax
16827 Redland Rd, San Antonio, Texas 78247 bnami@outlook.com
Address Email

Property Owner Information:

Robert W. Nami 210-854-2366
Name Phone Fax
16827 Redland Rd, San Antonio, Texas 78247 bnami@outlook.com
Address Email

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

Property Identification:

Street Address: 445 Singing Oaks, Spring Branch, Texas 78070
Legal Description: Lot 5, Block 2, Singing Hills Unit 4 recorded under recorder's number 201506022166
of the Official Public Records, City of Bulverde, Comal County, Texas
Zoning District Classification: C2

Description of Request:

- Variance to Section 3.08.132 of the City of Bulverde Code of Ordinances, which requires:
Directional signs 2 allowed - 7 required 1 @ 5ft 6 @ 42" OAH 1 @ 52" OAH
- Variance to Section 3.08.102 of the City of Bulverde Code of Ordinances, which requires:
Attached signs 1 @ 125 ft Allowed 6 Required @ 68 ft total - south elevation structures
- 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.

Robert W. Nami

Digitally signed by Robert W. Nami
DN: cn=Robert W. Nami, o=ci.bulverde.com, c=US
Date: 2022.02.17 15:00:22 -0600

02-17-2022

Signature of Owner/Applicant

Date

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.

Carewash is self directed using full automation - Additional directional signs are needed to self direct traffic to correct locations on the lot. This will help traffic flow in a safer manner.

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

Applicant is building a self directed business and needs this ^{minimum} number of signs required to accomplish self direction of traffic flow.

- 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.

Quite the opposite - granting these variance will increase the safety of traffic circulating the property. Eliminating the need to back up and take in the correct place as necessary.

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

None - Total square footage is less than what is currently allowed - purpose of these variances is to allow for reallocation to allow business to work as efficiently as possible.

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

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

SINGING HILLS COMMERCIAL PROPERTY OWNERS' ASSOCIATION
8023 VANTAGE DR., STE 1200
SAN ANTONIO, TX 78230
210-524-4000

February 14, 2022

Bee Clean #10
Mr. Robert W. Nami
16827 Redland Road
San Antonio, TX 78247

RE: BEE CLEAN #10 / GO Car Wash
Singing Hills, Bulverde/Spring Branch, Texas
Notice of Conditional Approval of Plan Submittal

Dear Bobby:

On behalf of SH-DJL Development, LLC (the "Declarant"), we are pleased to inform you that the Singing Hills Architectural Control Committee has completed its review of your plans submitted for the construction of GO Car Wash at Singing Hills. The plans as revised through the review process have been given a conditional approval, contingent upon any conditions stated in the final plan review comments as well as the review and approval of the stone coursing mock-up in the field before proceeding with construction. In addition, the attached Sign Package has been reviewed and approved, subject to the approval of the City of Bulverde.

Please note that approval does not take the place of any and all required submittals to the city, county or other governmental agency as may be necessary to receive a site development or building permit.

This Conditional Approval Letter must be signed by the Buyer and returned to Declarant before construction of the approved improvements may begin. By execution and delivery to Declarant of the Approval Letter, the Buyer covenants and agrees as follows:

1. Construction of the Improvements will be completed within twelve (12) consecutive months from start of construction.
2. Construction will be in substantial accordance with the approved plans
3. Any exterior changes after final approval of the plans by Declarant must be approved in writing by Declarant prior to construction of those changes.
4. Declarant may, upon advance notice to Buyer, make regular inspections of the Improvements and construction site at times reasonably acceptable to Buyer and accompanied by a representative of Buyer if required by Buyer.

Furthermore, the following construction protocols should be observed:

- **VERY IMPORTANT:** Buyer/Buyer's contractor(s) must request utility locates prior to start of construction. Dial "811" / www.texas811.org. Buyer will be responsible for the cost of damages caused by its contractors to existing utility infrastructure.
- If required, driveway curb cut access, by saw-cutting method, must be installed before start of construction and delivery of equipment.

- No jumping of curbs with vehicles or equipment will be allowed.
- No parking on city streets is allowed without proper barricading and signage.
- Install a vehicle wash pit for cleaning of tires as required during wet conditions.
- Water tap & meter must be applied for & scheduled with the Canyon Lake Water Service Company (CLWSC).
- All erosion and sediment control must be in place prior to beginning site work and must be maintained during construction until the entire site is stabilized.

The POA is empowered to take disciplinary action against any owner/builder for a violation of a provision in these regulations. Disciplinary actions may result in fines that may result in a lien against owner/builder as specified in the Declaration of Covenants, Conditions and Restrictions for the POA.

Please sign and return; contact us if you have any questions.



Todd A. Gold, CCIM

Declarant's Representative

Buyer: BEE CLEAN #10 / GO Car Wash

By: Robert W. Nami Digitally signed by Robert W. Nami
DN: cn=Robert W. Nami, o=CCIM,
email=RNami@ccim.com, c=US,
Date: 2022.02.15 10:31:06-0600

Name: Robert W. Nami

Date: 02-15-2022



SIGNAGE DESIGN REVIEW CHECKLIST

Singing Hills

Date: 2/3/22

User Description: GO CAR WASH

Suite Number/Pad No: 445 Singing Oaks

Tenant/User: CAR WASH

Signage Contractor: Executive Signs / Misc.

("X" Indicates item needs attention)

SIGN COLORS COMPLIMENT THE CENTER'S THEME (Reference Signage Design; page 46)

- Signage conforms to design restrictions for development
- Signage conforms to design restrictions for in-line usage
- Signage conforms to City of Bulverde code restrictions for free standing buildings specific to the Singing Hills Development (if applicable)
- Tenant design is appropriate for monument tenant panels (if applicable)
- A vectored file of the approved tenant panel graphics has been provided for use by the monument sign contractor for tenant panel production
- Approval of Sign Locations

Front & Side Elevations ARE below Allowable Square Footage - Attached as shown.
Directional Signs ARE consistent with design standards - Using their specific logo colors.
Drive thru conforms to include safety information.
City believes they can approve with no variances.

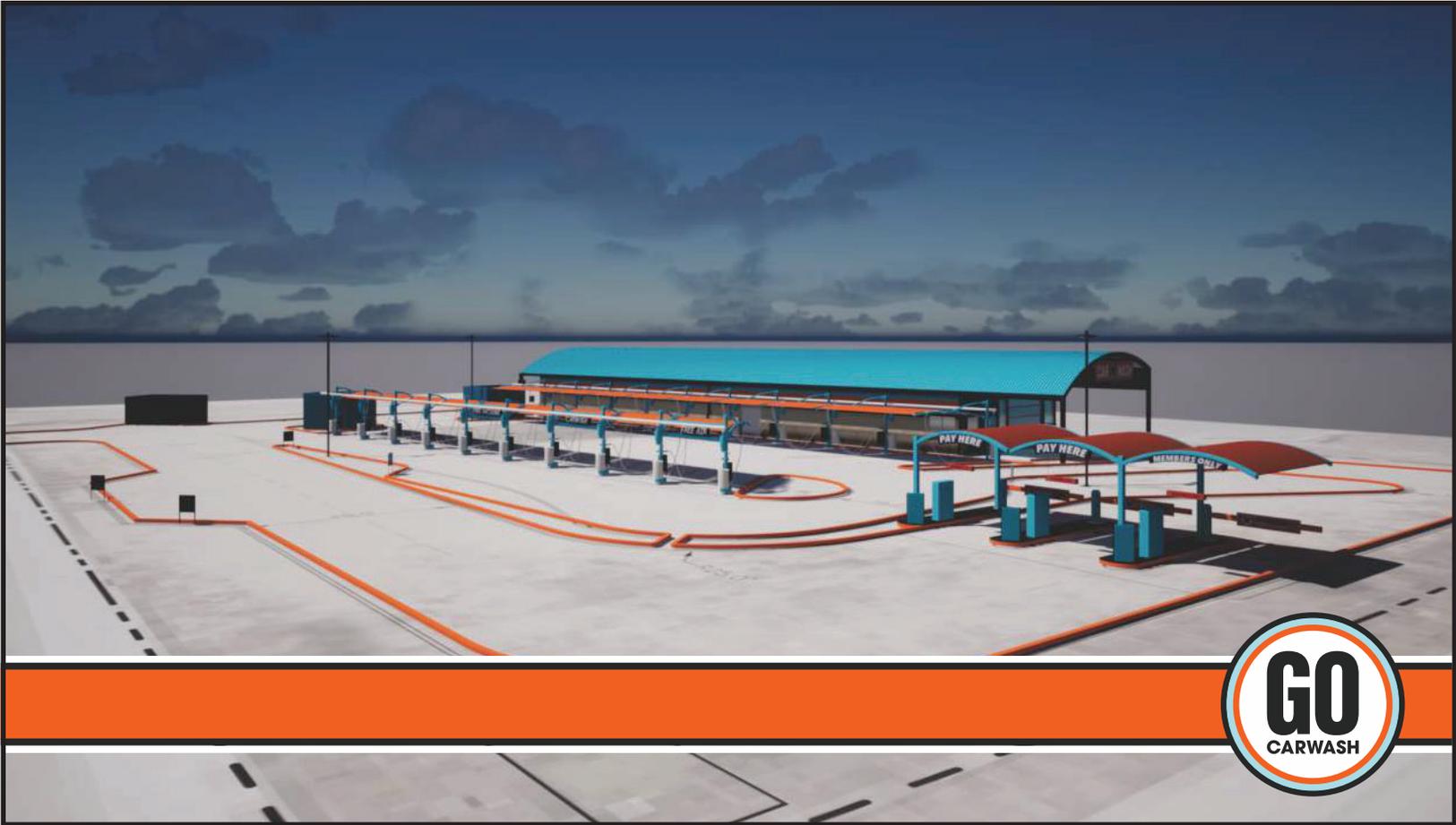
APPROVED

APPROVED AS NOTED

NOT APPROVED
REVISE & RESUBMIT

NOTE: City is requiring letter from the Developer stating his approval.

THIS SUMMARY IS INTENDED FOR USE BY THE ARCHITECTURAL CONTROL COMMITTEE (ACC) FOR THE SOLE PURPOSE OF OUTLINING MAJOR REVIEW POINTS OF BUYER'S PRELIMINARY PLANS. IT IS NEITHER A LEGAL DOCUMENT NOR A COMPREHENSIVE LISTING OF ALL THE ITEMS TO WHICH BUYER IS REQUIRED TO COMPLY. BUYER SHOULD REVIEW ALL DUE DILIGENCE MATERIALS AND REQUIREMENTS OF ANY GOVERNMENTAL ENTITIES OR AS IDENTIFIED IN THE SALES AGREEMENT, DESIGN GUIDELINES, ECRS AND CCRS FOR THE SINGING HILLS PROJECT.



GO CAR WASH PROPOSED SIGN PACKAGE



**5621 Central Texas Dr.
San Marcos, TX 78666**
📞 210-492-9436
📠 210-492-9483
Toll Free: 888-492-9436

State License TSCL 18330
 Regulated by the Texas Department of Licensing and Regulation
 PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599
license.state.tx.us/complaints



Client: **GO Car Wash**
 Address: **445 Singing Oaks
Spring Branch, TX 78070**

Sales: **TAT** Designer: **MG**
 Date: **01.27.22**
 Path: **X/ESSM/GO Car Wash**
 File: **GO Car Wash - Sign Pkg**

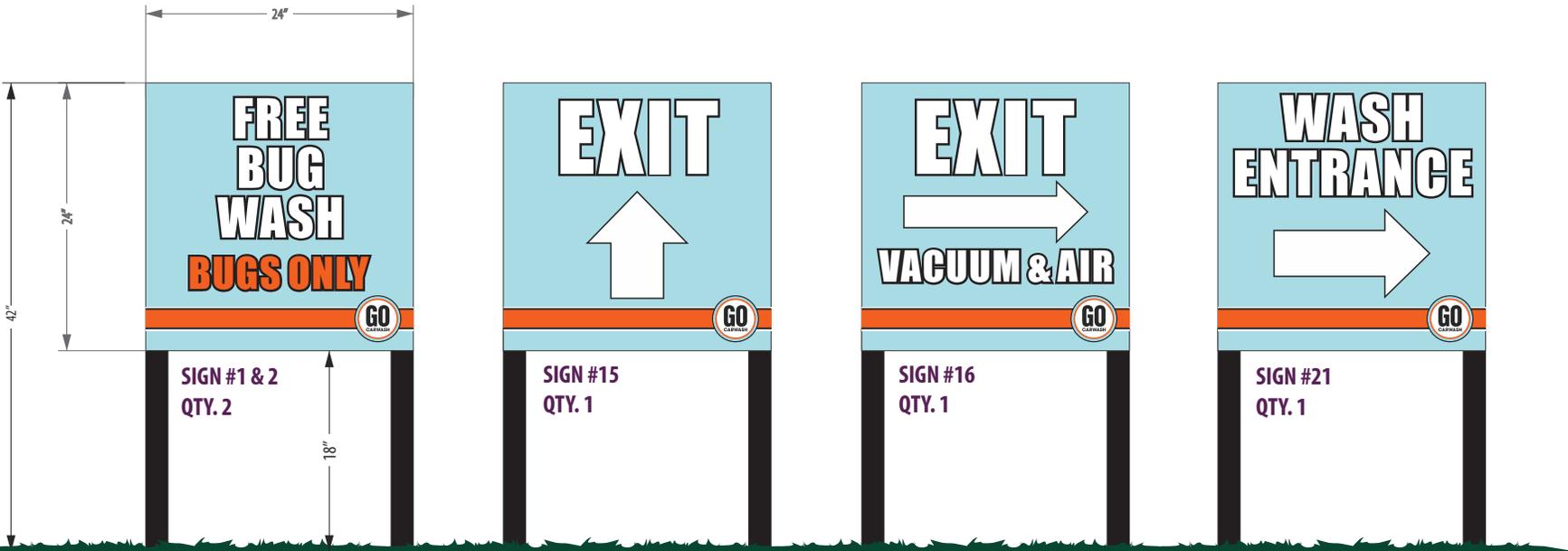
Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V 20A Circuit
 2. Junction box installed within 5 feet of sign
 3. Three wires: Line, Ground, Neutral
 All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

This is an original drawing created by Executive Signs Inc. It is submitted for your personal use, however, it shall at all times remain the property of Executive Signs Inc. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.
 Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.

APPROVAL
SIGNATURE
 and **DATE**

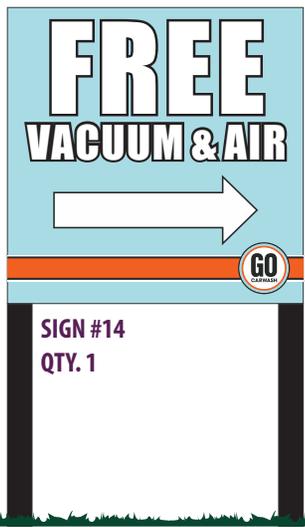
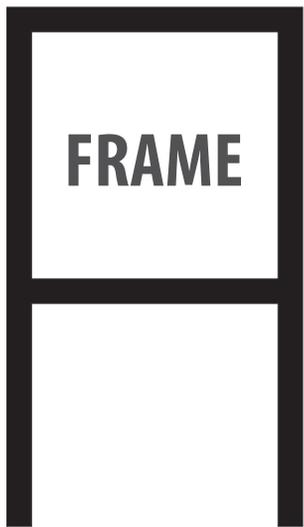
CUSTOM DIRECTIONAL SIGNS



MANUFACTURE & INSTALL:

3"X3" ALUM. SQ. TUBE FRAMES PAINTED BLACK W/ GLOSS FINISH W/ .125" ALUMINUM FACES ON BOTH SIDES PAINTED BLACK. DIGITALLY PRINTED VINYL W/ CLEAR UV LAMINATE APPLIED FIRST SURFACE TO ONE SIDE OF FRAME.

INSTALLED IN GROUND W/ CONCRETE FOOTING AS SHOWN.



5621 Central Texas Dr.
San Marcos, TX 78666
T 210-492-9436
F 210-492-9483
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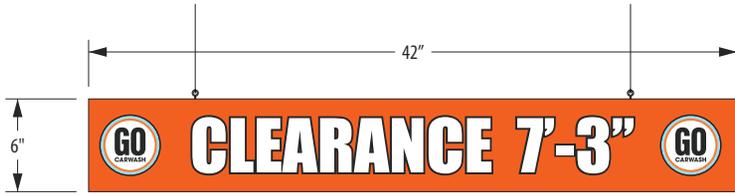
	CMYK
PANTONE 304 C	34 0 6 0
PANTONE Bright Orange C	0 65 100 0

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
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APPROVAL SIGNATURE and DATE

SIGN #3,4,5



MANUFACTURE & INSTALL NEW 6" DIAMETER PVC PIPE W/ CAPS ON BOTH ENDS.
 PAINTED PANTONE BRIGHT ORANGE C W/ GLOSS FINISH.
 DIGITALLY PRINTED VINYL W/ CLEAR UV LAMINATE APPLIED FIRST SURFACE TO ONE SIDE OF POLE.
 INSTALLED ON ARCHWAYS USING EYE HOOKS & CHAIN AS NEEDED.

SIGN #9,10,11



QTY. 1



QTY. 2

MANUFACTURE & INSTALL NEW 10MM COROPLAST SIGN PANELS
 WITH DIGITALLY PRINTED VINYL & CLEAR UV LAMINATE APPLIED FIRST SURFACE TO ONE SIDE OF PANEL.
 PANELS TO BE FLUSH MOUNTED TO AUTOMATED ARMS USING NON-CORROSIVE SELF TAPPING SCREWS



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 Address: 445 Singing Oaks
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 Date: 01.27.22
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Color Schedule & Notes:

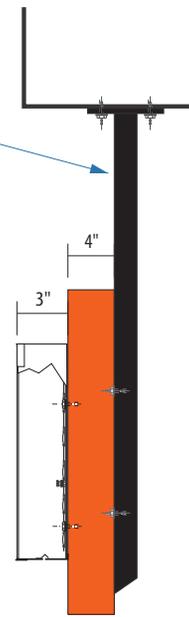
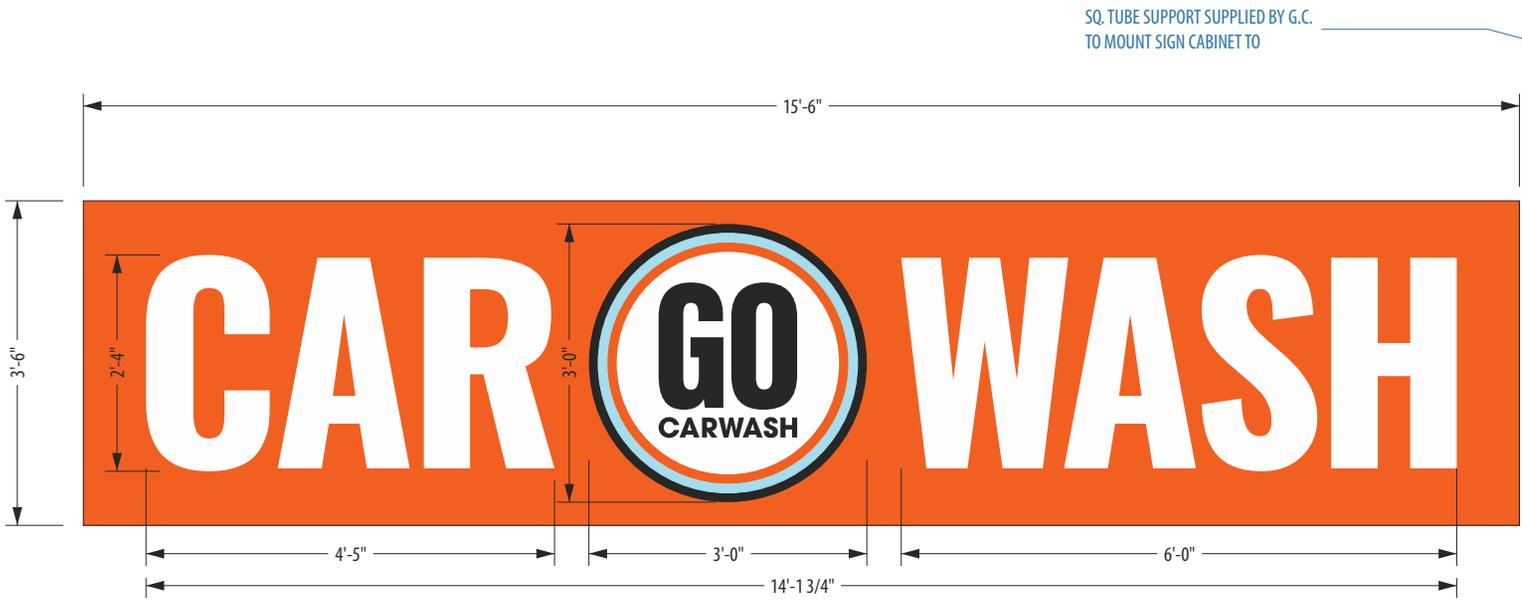
	C	M	Y	K
PANTONE 304 C	34	0	6	0
Bright Orange C	0	65	100	0

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 Each sign must have:
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 Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.

APPROVAL SIGNATURE and DATE

SIGN #12



CABINET W/ FACE-LIT CL SIGN SPECS:

- FACES:** #7328 WHITE ACRYLIC
- LOGO FACE:** #7328 WHITE ACRYLIC W/ FIRST SURFACE TRANS. VINYL
- TRIMCAP:** 1" PRE-FINISHED WHITE
- RETURNS:** 3" DEEP .040 ALUMINUM RETURNS PRE-FINISHED WHITE
- BACKS:** 3MM ACM
- ILLUMINATION:** WHITE L.E.D. INTERNAL
- MOUNTING:** INDIVIDUALLY FLUSH TO CABINET USING NON-CORROSIVE HARDWARE

CABINET: 4" ALUMINUM ANGLE FRAME W/ .125" ALUMINUM FACES



**5621 Central Texas Dr.
San Marcos, TX 78666**
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 Sales: **TAT** Designer: **MG**
 Date: **01.27.22**
 Path: **X/ESSM/GO Car Wash**
 File: **GO Car Wash - Sign Pkg**

Color Schedule & Notes:

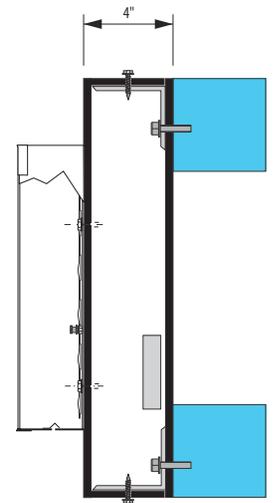
3M 3630-147
<small>PANTONE</small> Bright Orange C
3M 3630-124
3M 3630-22

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V 20A Circuit
 2. Junction box installed within 5 feet of sign
 3. Three wires: Line, Ground, Neutral
 All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

This is an original drawing created by Executive Signs Inc. It is submitted for your personal use, however, it shall at all times remain the property of Executive Signs Inc. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.
 Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.

APPROVAL, SIGNATURE and DATE

SIGN #18,19,20



CABINETS W/ FACE-LIT CL SIGN SPECS:
FACES: #7328 WHITE ACRYLIC
TRIMCAP: 1" PRE-FINISHED WHITE
RETURNS: 3" DEEP .040 ALUMINUM RETURNS PRE-FINISHED WHITE
BACKS: 3MM ACM
ILLUMINATION: WHITE L.E.D. INTERNAL
MOUNTING: INDIVIDUALLY FLUSH TO CABINET USING NON-CORROSIVE HARDWARE
CABINET: 4" ALUMINUM ANGLE FRAME W/ .125" ALUMINUM FACES PAINTED BLACK W/ GLOSS FINISH



**5621 Central Texas Dr.
 San Marcos, TX 78666**
T 210-492-9436
F 210-492-9483
Toll Free: 888-492-9436

State License TSCL 18330
 Regulated by the Texas Department of Licensing and Regulation
 PO Box 12157, Austin, TX 78711, 1-800-803-9202, 512-463-6599
license.state.tx.us/complaints



Client: GO Car Wash
Address: 445 Singing Oaks
 Spring Branch, TX 78070
Sales: TAT **Designer:** MG
Date: 01.27.22
Path: X/ESSM/GO Car Wash
File: GO Car Wash - Sign Pkg

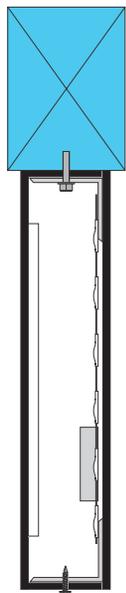
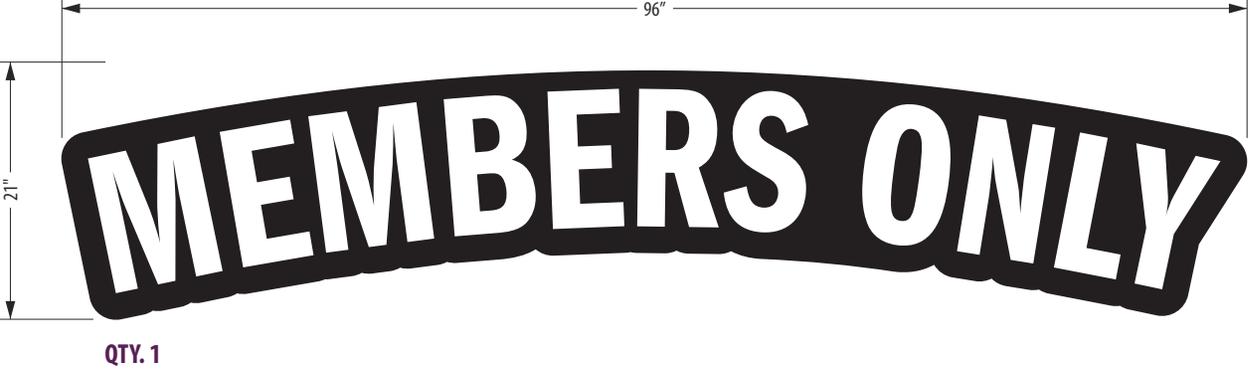
Color Schedule & Notes:

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 Each sign must have:
 1. A minimum of one dedicated 120V 20A Circuit
 2. Junction box installed within 5 feet of sign
 3. Three wires: Line, Ground, Neutral
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APPROVAL SIGNATURE and DATE

SIGN #6,7,8



**RADIUS IS APPROXIMATE
SURVEY/DRAWING NEEDED
BEFORE MANUFACTURING**

MANUFACTURE & INSTALL:
INTERNALLY ILLUMINATED SINGLE SIDED ROUT-OUT SHO-THRU CABINET.
CONSTRUCTED OF ALUMINUM ANGLE FRAME SKINNED WITH .125" ALUMINUM FACES.
PAINTED BLACK W/ CLEAR COAT FINISH.
FACES TO HAVE COPY ROUTED OUT AND BACKED WITH WHITE ACRYLIC.
ILLUMINATED W/ WHITE LED.
MOUNTED TO ARCHED POLE FACES USING NON-CORROSIVE HARDWARE.



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Client: GO Car Wash
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 Spring Branch, TX 78070
Sales: TAT **Designer:** MG
Date: 01.27.22
Path: X/ESSM/GO Car Wash
File: GO Car Wash - Sign Pkg

Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V 20A Circuit
 2. Junction box installed within 5 feet of sign
 3. Three wires: Line, Ground, Neutral
 All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

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**APPROVAL
SIGNATURE
and DATE**

CAR WASH TUNNEL EXIT SIGN

SIGN #13
QTY. 1



MANUFACTURE & INSTALL:

**3"X3" ALUM. SQ. TUBE FRAMES PAINTED BLACK W/ GLOSS FINISH
W/ .125" ALUMINUM FACES ON BOTH SIDES PAINTED BLACK.
DIGITALLY PRINTED VINYL W/ CLEAR UV LAMINATE
APPLIED FIRST SURFACE TO ONE SIDE OF FRAME.**

**AUTOMATIC LED STOP & GO LIGHTS TO BE INSTALLED
ON SIGN FACE.**

INSTALLED IN GROUND W/ CONCRETE FOOTING AS SHOWN.

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Client: GO Car Wash
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Color Schedule & Notes:

	C	M	Y	K
PANTONE	34	0	6	0
304 C				
	C	M	Y	K
PANTONE	0	65	100	0
Bright Orange C				

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.

Each sign must have:

1. A minimum of one dedicated 120V 20A Circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

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APPROVAL
SIGNATURE
 and **DATE**