



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – April 14, 2022

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. March 10, 2022, Planning and Zoning Commission meeting

3) REGULAR AGENDA ITEMS

- A. PC-22-06 (Preliminary): Consideration of a Preliminary Plat for Comal ISD Middle School 8, generally located near the intersection of US Highway 281 and Ancestral Trail.
- B. PC-22-07 (Replat): Consider the approval of a Replat (Revision) for Lot 1, Cox Unit 2, located at 1350 Old Boerne Road.
- C. PC-22-08 (MDP): Consider the approval of a Master Development Plan (MDP) for the Lewis Creek Ranch Development, generally located approximately 5,807 feet West of US Highway 281 and Elm Valley Drive.
- D. SUP-22-01: Hold a public hearing and consider a request by Grandrock Investments, LLC for the approval of a Special Use Permit to allow a Guest House as an accessory use on an approximately 1.01 tract of land located at 34741 Casita Creek Lane.
- E. SUP-22-02: Hold a public hearing and consider a request by Kevin Sprull & Erik Mion for the approval of a Special Use Permit to allow a Cigar shop/Lounge to be operated on Bulverde Estates 1, Lot 121 at 32357 US HWY 281 N, Suites 106 & 107.
- F. VR-22-02: Consider a request by Wes Putman for a variance to Section 3.08.102 (a)(2) of the City of Bulverde Code of Ordinances at 20630 STATE HWY 46 W, Suite 115.

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 April 11, 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: March 10th, 2022

Meeting Duration: 6:00pm-6:53pm

CALL TO ORDER

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

Commission Members Absent: 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. January 13, 2022, Planning and Zoning Commission meeting. **Commissioner Porter made a motion to approve the minutes from the January 13, 2022 meeting. Commissioner Hawkins seconded the motion, and the motion passed with a 4-0 vote, with Commissioner Molina abstaining.**

EXECUTIVE SESSION

None

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. **Director Huerta presented the staff report and answered questions asked by the commission. After further consideration and discussion, Commissioner Alexandre made a motion to recommend approval of PC-21-39. The motion was seconded by Commissioner Molina and passed with a 6-0 vote.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. After further consideration and discussion, Chairman Sisk made a motion to recommend approval of PC-22-04. The motion was seconded by Commissioner Porter and passed with a 6-0 vote.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. After further consideration and discussion, Commissioner Hawkins made a motion to recommend approval of PC-22-05. The motion was seconded by Commissioner Prescott and passed with a 6-0 vote.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. After further consideration and discussion, Commissioner Molina made a motion to recommend approval of VR-22-01. The motion was seconded by Commissioner Alexandre and passed with a 6-0 vote.**

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 6:53 p.m. I certify that the above minutes were approved by the Commission on April 14th, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-22-06

PRELIMINARY PLAT

Comal ISD Middle School #8

MEETING DATE: April 14, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consideration of a Preliminary Plat for Comal ISD Middle School 8, generally located near the intersection of US Highway 281 and Ancestral Trail.

APPLICANT:

Comal Independent School District c/o Jeffrey Smith
1404 IH 35 North
New Braunfels, TX 78130

PROPERTY INFORMATION:

Owner: Comal Independent School District

Legal Description: BEING A TOTAL OF 35.147 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1 COMPRISED OF A PORTION OF A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS A PORTION OF LOT 5, A PORTION OF LOT 6, AND ALL OF LOTS 7, 8, AND 9, BULVERDE COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 13, PAGE 1 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174

Size: 35.147 acres, 1 lot

Existing Land Use: Undeveloped

Existing Zoning: PDD

Proposed Land-Use: School, Public

SUMMARY:

This is a proposed preliminary plat for Comal Independent School District Middle School #8.

This proposed Preliminary Plat is for approximately 35.147 acres of vacant property and establishes 1 lot. The density class for this plat is High Density.

ANALYSIS:

The proposed subdivision lies completely inside City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by South Central Water Company. Electric Service will be provided by City Public Service (CPS).

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.

A development agreement between The City of Bulverde and M2G FM 1863, Ltd. was executed on December 13th, 2016 thus vesting the property to the City of Bulverde Subdivision Regulation Ordinance in effect at the time.

Halff Associates and the City Staff have reviewed the proposed preliminary plat and related required documents. Comments made during the review process were not addressed by the applicant. City Staff and Halff Associates noted during review that in addition to other comments, remainder tracts of parent tracts and previously platted lots appeared. This results in the need for a Vacate and Replat, and a Conveyance Plat of any remainder tracts.

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

ATTACHMENTS:

Application
Preliminary Plat
Plat Review Memo



APPLICATION FOR PRELIMINARY PLAT

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

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

1. Name of Subdivision: Comal ISD Middle School 8 Unit No. _____
 Location Description/Nearest Intersection: East of Hwy 281 & Ancestral Trail intersection

2. Owner/Applicant: Comal Independent School District, Jeffrey Smith
 Address: 1404 IH 35 North, New Braunfels, TX 78130 Email: jeffrey.smith@comalisd.org
 Telephone: 830-221-2000 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>South Central Water Company</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>35.147</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>PDD</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] DIRECTOR OF CONSTRUCTION & PLANNING 3.10.2022
 Signature of Owner/Applicant Date

Fees on Page 2

Fees:

Preliminary Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family. **\$2,304.41**

Traffic Impact Analysis (TIA) Review

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA **Already paid**

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) **\$2,851.47**

Total Fees to be paid = \$5,155.88

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

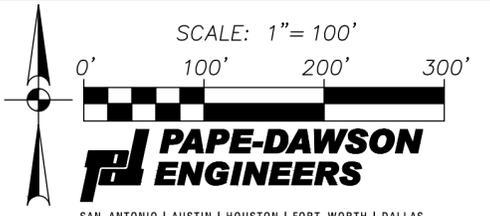
Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 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 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.

- 1 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin
- 1 physical copy of Preliminary Plat Application
- 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
- A digital copy of the Utility Layout showing all proposed utilities and easements
- A digital copy of the Traffic Impact Analysis
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy of the Drainage Study
- A digital copy of the Water Study and Water Supply Certification as applicable
- A digital copy of the Sewer Study as applicable
 - A digital copy of the Environmental Assessment
- A digital copy of the Slope Map
- A digital copy of the Riparian Buffer Exhibit
- A digital copy of the Tree Protection, Replacement and Mitigation Plan
- A digital copy of the 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



PAPE-DAWSON ENGINEERS

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

DATE OF PREPARATION: February 21, 2022

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

STATE OF TEXAS
COUNTY OF COMAL

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

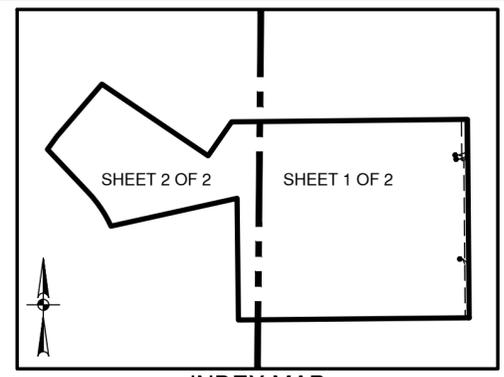
I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, A.D. 20____, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

SUBDIVISION PLAT OF COMAL ISD MIDDLE SCHOOL 8

BEING A TOTAL OF 35.147 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1 COMPRISED OF A PORTION OF A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS A PORTION OF LOT 5, A PORTION OF LOT 6, AND ALL OF LOTS 7, 8, AND 9, BULVERDE COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 13, PAGE 1 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174



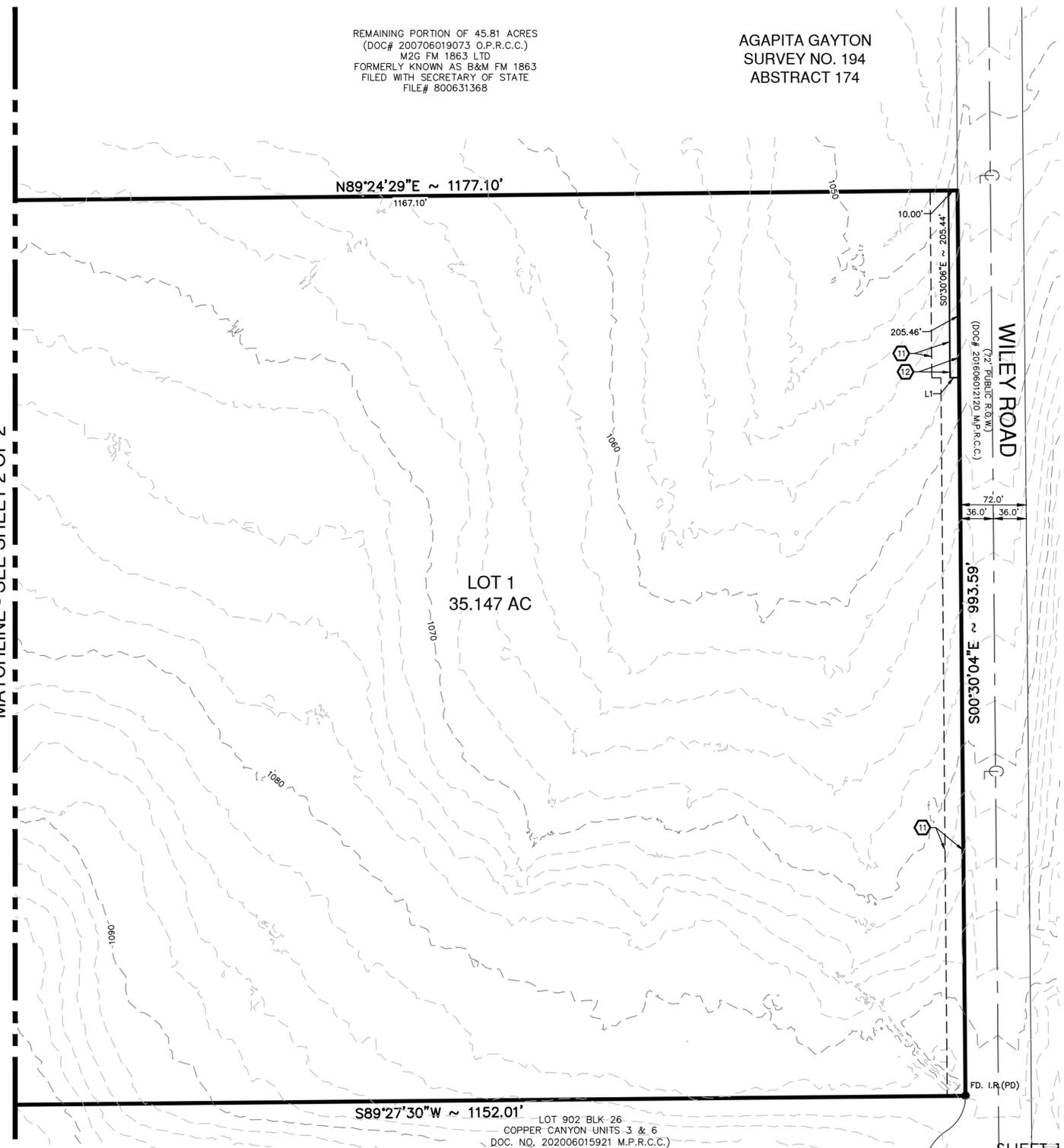
INDEX MAP
SCALE: 1" = 600'

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

**PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT**

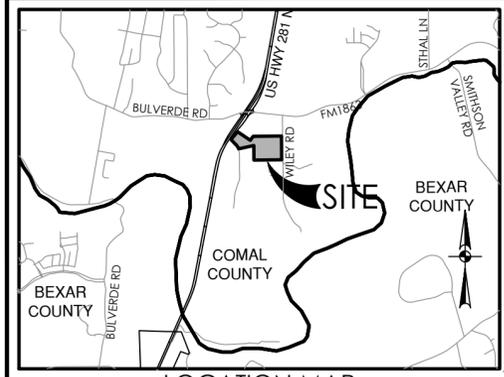
REMAINING PORTION OF 45.81 ACRES
(DOC# 200706019073 O.P.R.C.C.)
M2G FM 1863 LTD
FORMERLY KNOWN AS B&M FM 1863
FILED WITH SECRETARY OF STATE
FILE# 800631368

AGAPITA GAYTON
SURVEY NO. 194
ABSTRACT 174

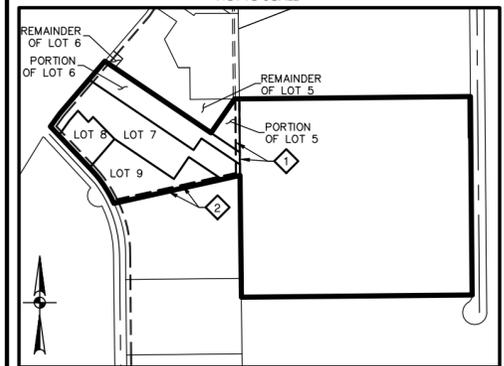


MATCHLINE - SEE SHEET 2 OF 2

SHEET 1 OF 2



LOCATION MAP
NOT-TO-SCALE



**AREA BEING REPLATTED
THROUGH PUBLIC HEARING**
SCALE: 1" = 600'

35.147 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 5, A PORTION OF LOT 6 AND LOTS 7-9, A PORTION OF A 20' UTILITY EASEMENT AND ALL OF A 16' UTILITY EASEMENT ALL PART OF THE BULVERDE COMMERCIAL SUBDIVISION PLAT RECORDED IN VOLUME 13, PAGE 1 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

SEE SHEET 2 OF 2 FOR LEGEND

MISCELLANEOUS NOTE:
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
2. COMAL ISD MS 8 IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE
3. CONTOURS SHOWN ARE BASED ON NAV 88.

UTILITY PROVIDER NOTE:
THE PROPERTY IS WITHIN THE FOLLOWING SERVICE AREAS:
C.P.S. ENERGY (ELECTRIC AND GAS)
GUADALUPE VALLEY TELEPHONE COMPANY
SOUTH CENTRAL WATER COMPANY
CANYON LAKE WATER SUPPLY COMPANY

STATE OF TEXAS
COUNTY OF BEXAR

I, CARA C. TACKETT, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

LICENSED PROFESSIONAL ENGINEER

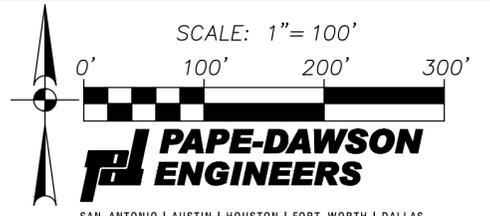
SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



PAPE-DAWSON ENGINEERS

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

DATE OF PREPARATION: February 21, 2022

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

STATE OF TEXAS
COUNTY OF COMAL

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

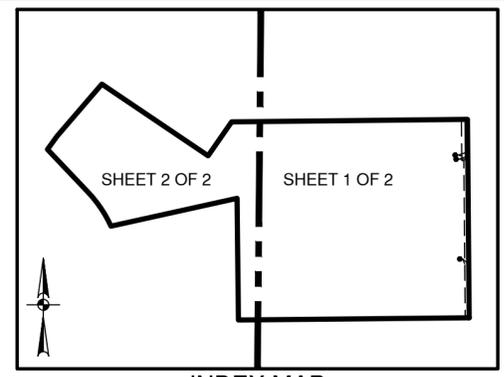
I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, A.D. 20____, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

SUBDIVISION PLAT OF COMAL ISD MIDDLE SCHOOL 8

BEING A TOTAL OF 35.147 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1 COMPRISED OF A PORTION OF A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS A PORTION OF LOT 5, A PORTION OF LOT 6, AND ALL OF LOTS 7, 8, AND 9, BULVERDE COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 13, PAGE 1 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174



INDEX MAP
SCALE: 1" = 600'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	630.00'	18°52'45"	N33°59'30"W	206.65'	207.59'

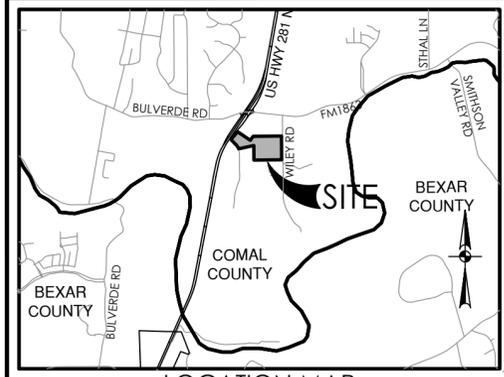
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



LOCATION MAP
NOT-TO-SCALE

- LEGEND**
- AC ACRE(S)
 - MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - DOC DOCUMENT NUMBER
 - ROW RIGHT-OF-WAY
 - VOL VOLUME
 - PG PAGE(S)
 - OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - 1140 EXISTING CONTOURS
 - 17 20' PUBLIC UTILITY EASEMENT
 - 12 10' RIGHT OF WAY DEDICATION (0.047 ACRE)
 - 1 FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - 2 SET 1/2" IRON ROD (PD)
 - 3 FOUND TxDOT MONUMENTATION
 - 4 20' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
 - 5 18' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
 - 6 25' BUILDING SETBACK LINE (VOL 13, PG 1, M.P.R.C.C.)
 - 7 30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9803017009, M.P.R.C.C.)
 - 8 REMAINING PORTION OF LOT 6 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- COMAL ISD MS 8 IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE
- CONTOURS SHOWN ARE BASED ON NAV 88.

UTILITY PROVIDER NOTE:

THE PROPERTY IS WITHIN THE FOLLOWING SERVICE AREAS:

- C.P.S. ENERGY (ELECTRIC AND GAS)
- GUADALUPE VALLEY TELEPHONE COMPANY
- SOUTH CENTRAL WATER COMPANY
- CANYON LAKE WATER SUPPLY COMPANY

STATE OF TEXAS
COUNTY OF BEXAR

I, CARA C. TACKETT, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

LICENSED PROFESSIONAL ENGINEER

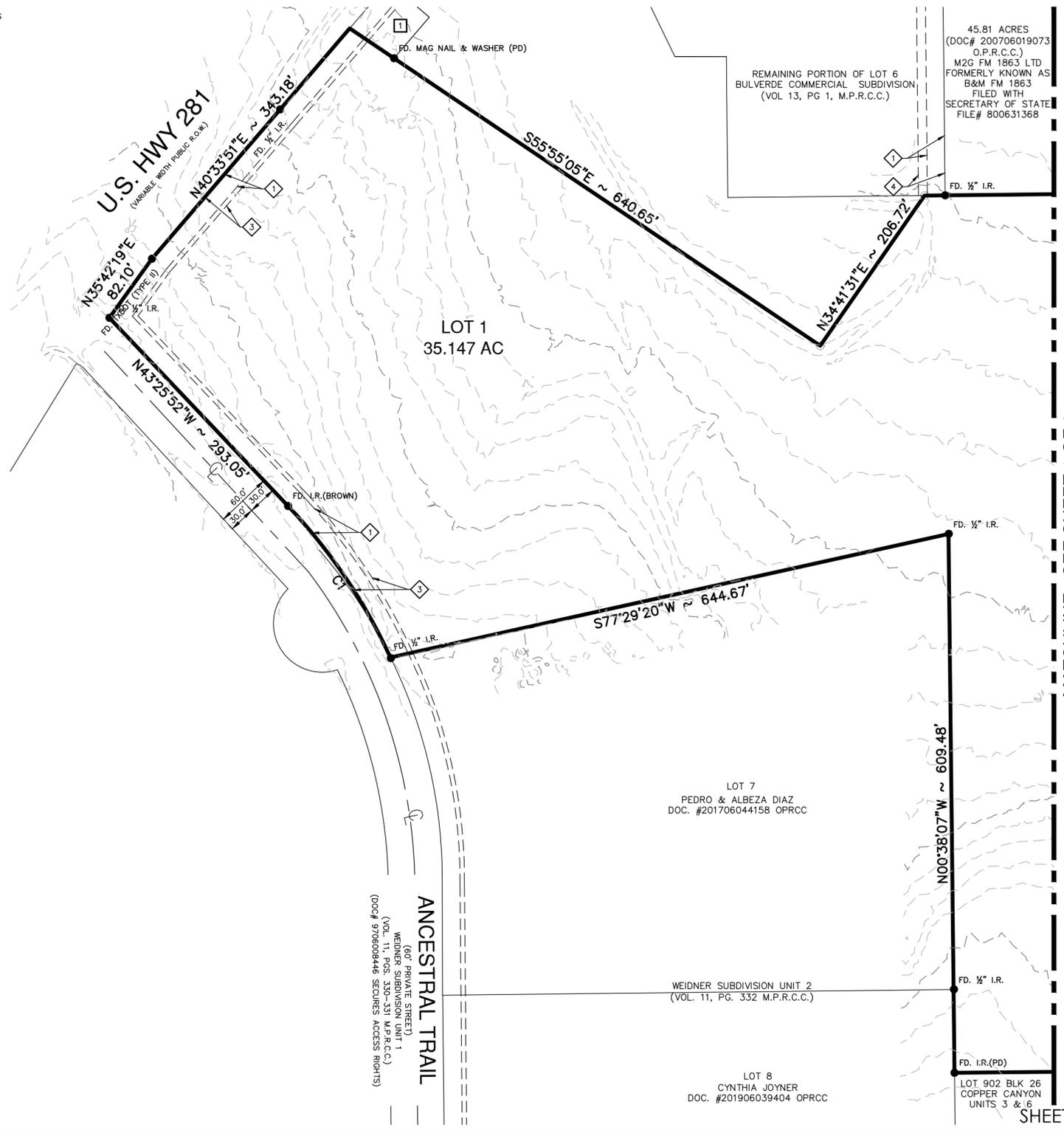
- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

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.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



MATCHLINE - SEE SHEET 1 OF 2



PLANNING & DEVELOPMENT DEPARTMENT

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

REVIEW MEMORANDUM

TO: Ricardo Gomez, P.E.
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: Comal ISD Middle School 8 Preliminary
Plat Review
PC-22-06

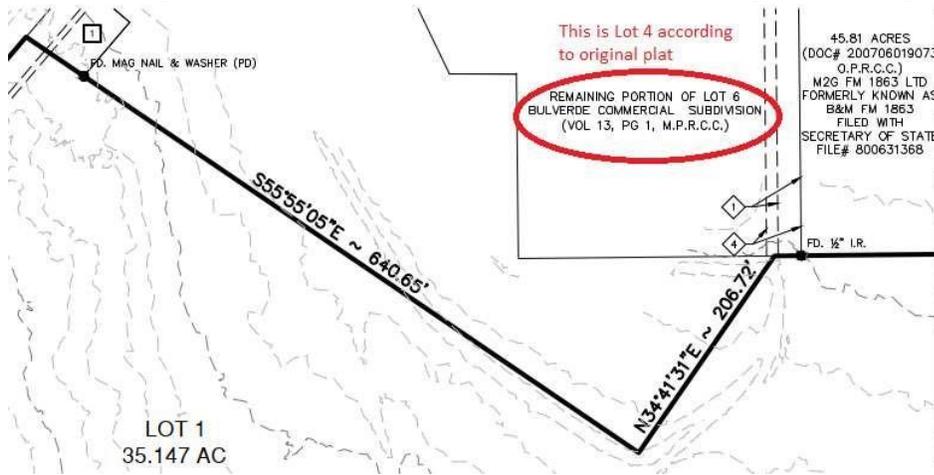
DATE: March 31, 2022

Halff Associates and City Staff performed a review on the preliminary plat application and supporting documents for the Comal ISD Middle School 8 development, dated February, 21, 2022. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 13, 2016 (between the City of Bulverde and M2G FM 1863, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Provide enlarged view of "Area Being Replatted" for more clarity and further review.
2. Building setback lines must be shown per section 2.03(c) of the subdivision ordinance.
3. Minimum of two corners must be referenced to state plane grid coordinates.
4. Show City limits/ETJ line adjacent to lot.
5. Provide contour labels on sheet 2 of plat document.
6. Add not referencing FEMA Flood map designation for the property.
7. Use light dashed lines to indicate features not within the boundary of the subdivision. All streets, lots, easements, etc. located within 200 feet of property should be clearly identified.
8. Provide adjoining ownership information (owner name, acreage, deed record information) for all lots within 200 feet of subject property.
9. Label plat as a "Replat."

10. It appears that there are remainders left of some previously platted lots. Any land left after platting or conveying a portion of a parent tract shall be considered a remainder tract. The owner of a remainder tract will need to obtain final approval of a subdivision plat or conveyance plat for the remainder tract as required by Ordinance Section 1.06(e). A final plat may not be approved if it results in a remainder tract that cannot be legally platted under the terms of the Bulverde Code of Ordinances. A Vacate and Replat will need to be applied for and reviewed concurrently.
11. Provide a signature block for the Chairman of the Planning and Zoning Commission.



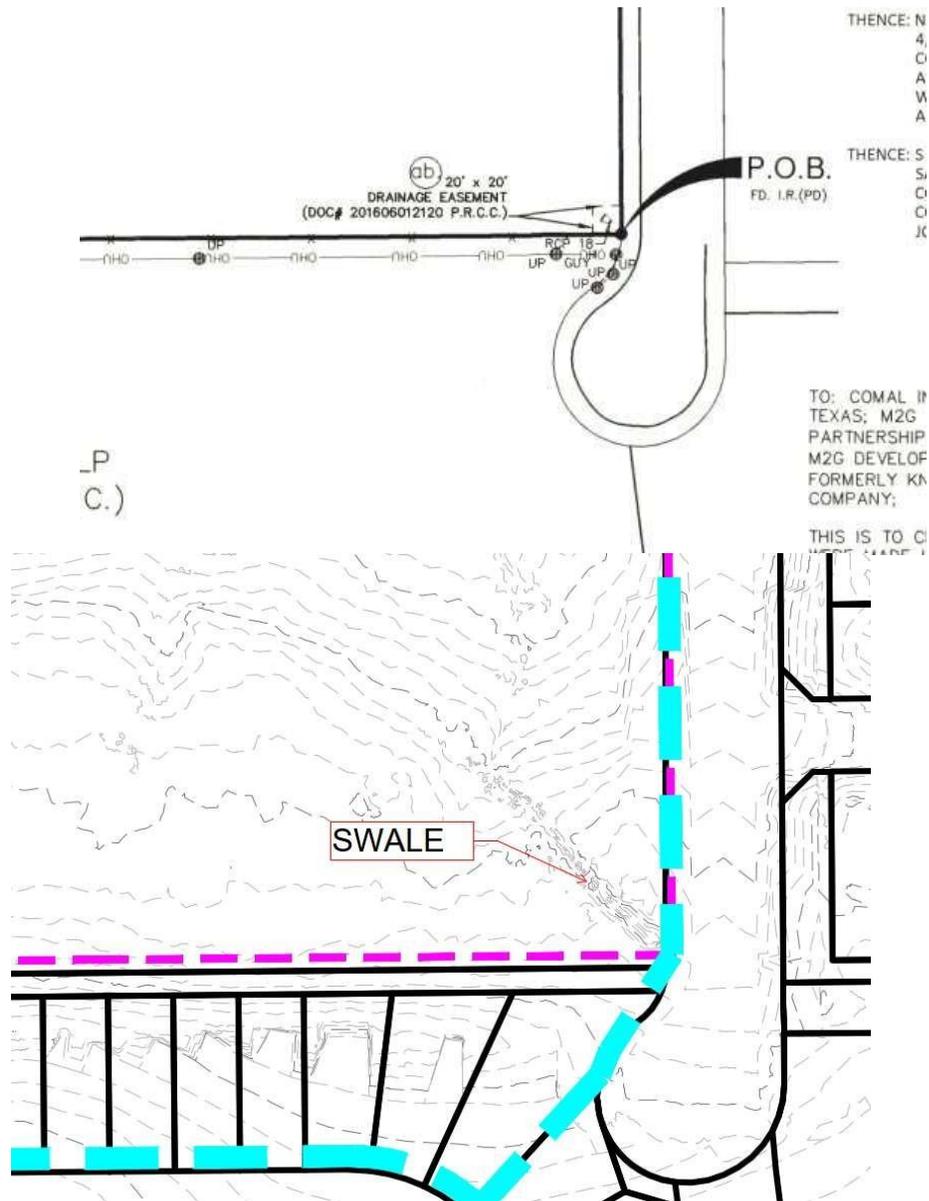
Plat Supporting Documents, Ordinance Section 1.04(c)

Traffic Impact Analysis

13. Appendix should include documentation / commitments for the construction of the FM 1863 and Wiley Road and FM 1863 and US 281 intersections, mentioned in the 2024 No Build Condition.
14. Verify opinion of probably cost of improvements. Values do not add up.
15. Not required for MDP approval, but prior to final plat:
 - Provide an analysis of the Wiley and Vuitton intersection with one lane in each direction since there is not enough space to transition from the proposed restriping back to the two thru lanes prior to this intersection.

Storm Water Management Plan

16. There appears to be an 18" RCP outfall in the southeast corner of the site that is not accounted for in the existing or proposed drainage areas. Please revise. See below from ALTA survey and Existing Conditions Drainage Area Map:



17. Label streets and contours on Existing Conditions Drainage Area Map (Sheet 5). It appears there may be 2 sets of contours overlapping.
18. Correct Drainage Area labels in table on Proposed Conditions Drainage Area Map (Sheet 7).
19. Add contour labels on Proposed Conditions Drainage Area Map (Sheet 7).
20. Use tighter/more dense on-site impervious hatches on proposed land use map (green patterns are too large to see clearly).
21. The proposed detention pond spillway discharges onto the adjacent (north) property without a receiving channel or drainage easement. Provide easement or verification of acceptance of concentrated flow. Otherwise a level spreader that more closely mimics existing conditions will need to be provided.



PLANNING AND ZONING COMMISSION ITEM:

PC-22-07

Replat

Replat of Lot 1, Cox Unit 2

MEETING DATE: April 14, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Replat (Revision) for Lot 1, Cox Unit 2, located at 1350 Old Boerne Road.

APPLICANT:

Donald Loving
1350 Old Boerne Road
Bulverde, TX 78163

PROPERTY INFORMATION:

Owner: Donald Loving
Legal Description: COX 2, LOT 1
Size: 14.835 acres; 1 lot
Existing Land Use: Single-Family Residential
Existing Zoning: ETJ
Proposed Land-Use: Single-Family Residential

SUMMARY & ANALYSIS:

This is a proposed replat of 14.835-acres consisting of one residential lot which was previously platted as Lot 1, Cox Unit 2. The purpose of this replat is to divide Lot 1, thereby creating Lot 1A, 5.036 acres and Lot 1B, 9.785 acres.

Utility and drainage easements on the one original lot 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:

1. Application
2. Plat
3. Review Memo



APPLICATION FOR REPLAT

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

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

- Name of Subdivision: Cox Subdivision, Lots 1A and 1B Unit No 2
 Location Description/Nearest Intersection: 1350 Old Boerne Rd., Bulverde, TX 78163
- Owner/Applicant: Donald Loving
 Address: 1350 Old Boerne Rd., Bulverde, TX 78163 Email: drlovinglaw@gmail.com
 Telephone: 830.302.1769 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.
- Licensed Engineer/Surveyor (technical contact): Heather Steed / Sherwood Surveying & SUE
 Address: 6477 FM 311, Spring Branch, TX 78070 Email: hsteed@sherwoodsurveying.c
 Telephone: 830.228.4163 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In	<input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Private Well</u>
Commercial:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>2</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>14.835</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____			<input checked="" type="checkbox"/> Contributing
Zoning Class:	_____			

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

Donald R. Loving II
 Signature of Owner/Applicant

2/1/22
 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

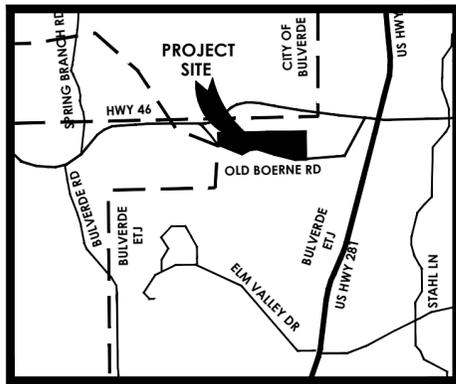
Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 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)



LOCATION MAP
NOT TO SCALE

- DATE OF PREPARATION: MARCH 15, 2022
- THIS PROPERTY WILL BE SERVICED BY A PRIVATE WATER WELL. CLWSC CURRENTLY HAS A SERVICE TO 368 LOVING PATH ON LOT 1B.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48091C0215F, EFFECTIVE DATE 9/2/2009, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE "A".
- THIS PROPERTY DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- CONTOURS SHOWN HEREON ARE PER THE TEXAS NATURAL RESOURCE INFORMATION SYSTEM (TNRIS), NAVD88.
- BASIS OF BEARING IS NAD 83 TEXAS STATE PLAN COORDINATES, SOUTH CENTRAL ZONE.
- 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 TANK FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
- THIS PROPERTY WILL BE SERVICED BY PRIVATE SEWAGE FACILITIES.
- THIS PROPERTY IS SUBJECT TO BUILDING SETBACK LINES AND UTILITY EASEMENTS AS SHOWN.

PEDERNALES ELECTRIC COOPERATIVE NOTES

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

SLOPE EASEMENTS:
 *FOR THE PURPOSE OF PRESERVING AREAS HAVING A SLOPE GREATER THAN 25%, THE EASEMENTS DESIGNATED ON THIS PLAT AS "SLOPE EASEMENT" ARE DEDICATED TO THE PUBLIC. WITHIN SUCH SLOPE EASEMENTS THE FOLLOWING ACTIVITIES ARE PROHIBITED:
 (a) DEVELOPMENT;
 (b) DISTURBANCE; AND
 (c) THE REMOVAL OF PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES.

NOTWITHSTANDING THE FOREGOING, AND PROVIDED THAT NO PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES ARE REMOVED, THE FOLLOWING ACTIVITIES AND IMPROVEMENTS ARE PERMITTED:
 (a) ROADWAYS OR UTILITY CONSTRUCTION WHEN THE ROADWAY OR UTILITY IMPROVEMENTS ARE NECESSARY IN THE SLOPE AREA FOR A LAWFULLY CONSTRUCTED IMPROVEMENT OUTSIDE OF SUCH SLOPE AREA TO EXIST AND THERE IS NO PRACTICAL ALTERNATIVE TO CONSTRUCTION WITHIN SUCH SLOPE AREA.
 (b) CANTILEVERING OF STRUCTURES OVER A STEEP SLOPE PROVIDED THAT SUCH CANTILEVERING WILL NOT ALTER NATURAL STORMWATER DRAINAGE OR JEOPARDIZE SLOPE STABILITY.
 (c) RETAINING WALLS AND OTHER STRUCTURES THAT ARE NECESSARY FOR SLOPE STABILIZATION PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 i) RETAINING WALLS SHALL NOT BE USED TO INCREASE TABLE LAND.
 ii) BACKFILLING OF A RETAINING WALL IS PERFORMED ONLY AS NECESSARY FOR SLOPE STABILIZATION.
 (d) RECONSTRUCTION ON THE EXACT FOUNDATION OF A PREVIOUSLY EXISTING STRUCTURE.
 (e) BRIDGES, WALKWAYS, STAIRS, AND FENCES PROVIDED THAT SUCH BRIDGES, WALKWAYS, STAIRS, AND FENCES WILL NOT ALTER NATURAL STORMWATER DRAINAGE OR JEOPARDIZE SLOPE STABILITY.
 (f) REMOVAL OF TREES NOT DEFINED BY THE CODE OF ORDINANCES OF THE CITY OF BULVERDE, TEXAS AS PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES.

THE SLOPE EASEMENTS DEDICATED HEREIN ARE ENFORCEABLE BY THE CITY OF BULVERDE BY ANY ACTION AT LAW OR IN EQUITY. TO OBTAIN INJUNCTIVE RELIEF, THE CITY OF BULVERDE SHALL ONLY BE REQUIRED TO SHOW VIOLATION OF THE TERMS OF THE SLOPE EASEMENTS DEDICATED HEREIN; AND A SHOWING OF IMMINENT HARM OR IRREPARABLE INJURY SHALL NOT BE REQUIRED.

ALL TERMS, PHRASES, AND WORDS IN THIS INSTRUMENT THAT ARE NOT OTHERWISE DEFINED HEREIN SHALL HAVE THAT MEANING ASSIGNED TO THEM BY THE CODE OF ORDINANCES OF THE CITY OF BULVERDE, TEXAS ON THE DATE THAT THIS PLAT IS RECORDED.

REPLAT OF LOT 1, COX UNIT 2 SUBDIVISION, ESTABLISHING LOTS 1A & 1B BEING A 14.835 ACRE TRACT OF LAND, ORIGINALLY OUT OF THE WILHELM HASS SURVEY NO. 666, ABS NO. 280, AND CARL KOCH SURVEY NO. 657, ABS NO. 321, COMAL COUNTY, TEXAS, BEING ALL OF LOT 1, COX UNIT 2 SUBDIVISION PLAT, AS RECORDED IN VOL. 11, PG. 210 OF THE MAP AND PLAT RECORDS IN COMAL COUNTY, TEXAS.

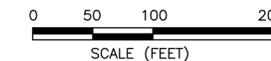
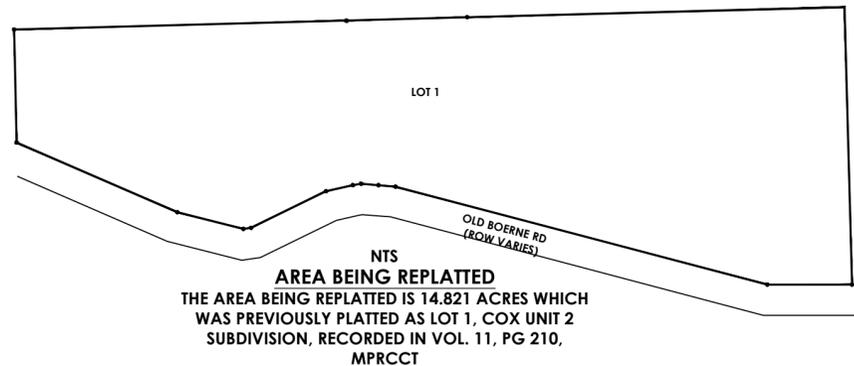


STATE OF TEXAS
COUNTY OF COMAL

THIS REPLAT OF COX UNIT 2, LOT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED ON SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 2022

BY: _____
CHAIRPERSON

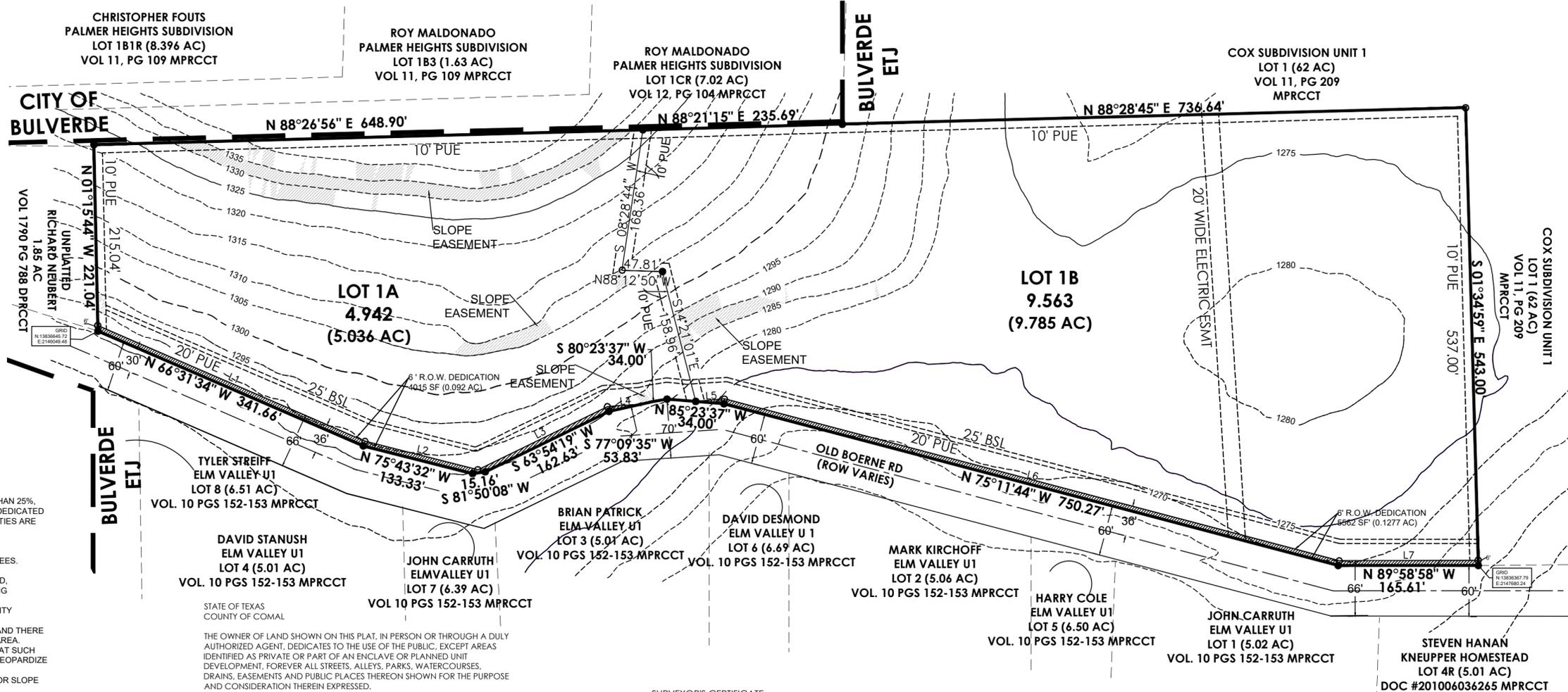


LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MPRCCT MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- NTS NOT TO SCALE
- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- ▨ SLOPE EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°31'34" W	343.88'
L2	N 75°43'32" W	137.84'
L3	S 63°54'19" W	170.64'
L4	S 86°04'42" W	38.98'
L5	N 86°22'20" E	41.01'
L6	N 75°12'27" W	751.16'
L7	N 89°59'32" E	164.33'



STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER LOT 1: DONALD LOVING
1350 OLD BOERNE RD.
BULVERDE, TX 78163

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD LOVING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

RICHARD A. GOODWIN _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2022, 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. 2022.

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY



PLANNING & DEVELOPMENT DEPARTMENT

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

REVIEW MEMORANDUM

TO: Heather Steed
Sherwood Surveying
6477 FM 311
Spring Branch, TX 78070
hsteed@sherwoodsurveying.com

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: Replat Acceptance Memo
Cox Unit 2 Replat
PC-22-07

DATE: April 11th, 2022

Halff Associates and City Staff performed a review of the revised Cox Unit 2 Replat Subdivision, received April 11, 2022. The review was conducted relative to the requirements established in the current Subdivision Ordinance. The application does not include a Traffic Impact Analysis, Environmental Assessment, Water System Study, Sewer System Study or Stormwater Management Plan since both newly created lots have previously been developed and no new development is proposed at this time. If additional future development is proposed, these analyses may be required at that time.

Based on our review of the revised information, Halff Associates and City Staff have no additional comments and recommends approval of the Replat as presented.

Comments

1. Lot acreages needs to be updated to reflect the right-of-way dedication – Comment Resolved
2. Verify viewport scale. It measures very slightly off of 1"=100'. – Comment Resolved
3. Building setback lines must be shown per section 2.03(c) of the subdivision ordinance –Comment Cleared. The building setback lines shown reflect the original plat setback lines and have been approved, as shown, by City staff.
4. Minimum of two corners must be referenced to state plane grid coordinates. – Comment Cleared
5. Show City limits/ETJ line adjacent to lot. – Comment Resolved
6. Identify vertical datum of TNRIS contours shown on plat. – Comment Resolved
7. Show adjacent lot lines within 200 feet (dashed line and greyed back). Provide adjacent owner information and lot acreages. – Comment Resolved
8. Provide Slope Map and any applicable easements required by Section 1.05(b)(ii)(24). –Comment Resolved

9. Table 7 of the City's Transportation Master Plan identifies ROW expansion of Old Boerne Road to 72 ft. The existing ROW on this plat measures approx. 60 ft but says "ROW Varies". Please dedicate an additional 6 ft along Old Boerne Road to contribute towards the City's ultimate ROW goal of 72 ft. – Comment Cleared



PLANNING AND ZONING COMMISSION ITEM:
PC-22-08

Master Development Plan (MDP)
Lewis Creek Ranch

MEETING DATE: April 14, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta AICP, Planning Director

REQUEST:

Consider the approval of a Master Development Plan (MDP) for the Lewis Creek Ranch Development, generally located approximately 5,807 feet West of US Highway 281 and Elm Valley Drive.

APPLICANT:

Vantage, Inc
c/o Tom Hackleman
20540 Highway 46 W Suite 115-194
Spring Branch, TX 78070

PROPERTY INFORMATION:

Owner: Vantage, Inc c/o Tom Hackleman
Legal Description: A 284.423 TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191 AND THE CARL KOCH SURVEY NO. 657, ABSTRACT 321, COMAL COUNTY, TEXAS, AND BEING CALLED A 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 20210626793, A CALLED 13.165 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20210624061, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 284.42 acres; 183 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2, Residential District & R-3, Residential District
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed Master Development Plan (MDP) for the Lewis Creek Ranch development generally located approximately 5,807 feet West of US Highway 281 and Elm Valley Drive.

ANALYSIS:

This MDP (attached) consists of approximately 284.42 acres and includes seven phases, approximately 183 lots, 40.1 acres of open space/drainage area, and 13.5 acres of dedicated parkland.

The MDP proposes the development will be served by CLWSC, PEC, Spectrum, and individual on-site sewage facilities.

The MDP is currently zoned R-2 Residential. R-2 Residential zoning allows for a minimum 1-acre lot size. This development does not have a Development Agreement and therefore is not vested to any prior Subdivision ordinances.

The proposed MDP is classified as a high-density residential development, per Section 2.03(a). The applicant has been advised that a variance must be applied for to continue with medium density design criteria.

The MDP proposes approximately 18,462 linear feet of new private streets. All streets within the development will be classified as Local Rural with design speeds of 30 MPH. Section 1.04(b)(iv)(e) of the Subdivision Ordinance requires the review and approval of a Traffic Impact Analysis for an MDP Submittal. Comments made on the TIA during review have not been resolved.

Under Section 1.04(b)(iv)(b) of the Subdivision Ordinance, a Drainage Analysis must be reviewed and approved for an MDP. A Drainage Analysis was provided and reviewed; however, comments made on the drainage analysis during review remain unresolved.

Per Chapter 10, Section 1.04(b)(iv)(f) and Section 3.03 Public Utility Certification and Bonding, certifications for gas utility, TXDOT and TCEQ are required or statements that they do not apply. This requirement remains unaddressed.

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

STAFF RECOMMENDATION:

Halff Associates and City staff reviewed the proposed MDP and associated documents in accordance with the City of Bulverde Subdivision Regulations Ordinance.

Per the attached review memo, requested revisions to the MDP have not been submitted. Therefore, staff recommends **DENIAL** of this Master Development Plan.

ATTACHMENTS:

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



APPLICATION FOR MASTER DEVELOPMENT PLAN

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

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: Lewis Creek Ranch Unit No
 Location Description/Nearest Intersection: Located at the end of Elm Valley Dr., approximately 5,807 feet west of the US281 and Elm Valley Dr. intersection. The property has 254.41 acres within the city limits and 30.01 acres within the ETJ. Coordinates: 29°47'09.27"N, 98°26'25.70"W

2. Owner/Applicant: Vantage, Inc.
 Address: 20540 Hwy 46 W STE 115-194 Spring Branch, TX. 78070 Email: tom@texasvantage.com
 Telephone: (210)549-6728 Fax: (210)568-2730 Mobile:
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input checked="" 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	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>183</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>284.42</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Medium</u>			<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>R-2</u>			

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


Signature of Owner/Applicant

X 3.11.2020
Date

Fees and Submittal Dates on Page 2

Fees:

Master Plans

- \$1250.00 + \$5.00 per acre

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

SUBMITTAL DATES: NOVEMBER 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 MDP Application Checklist

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

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

ADDITIONAL COMMENTS

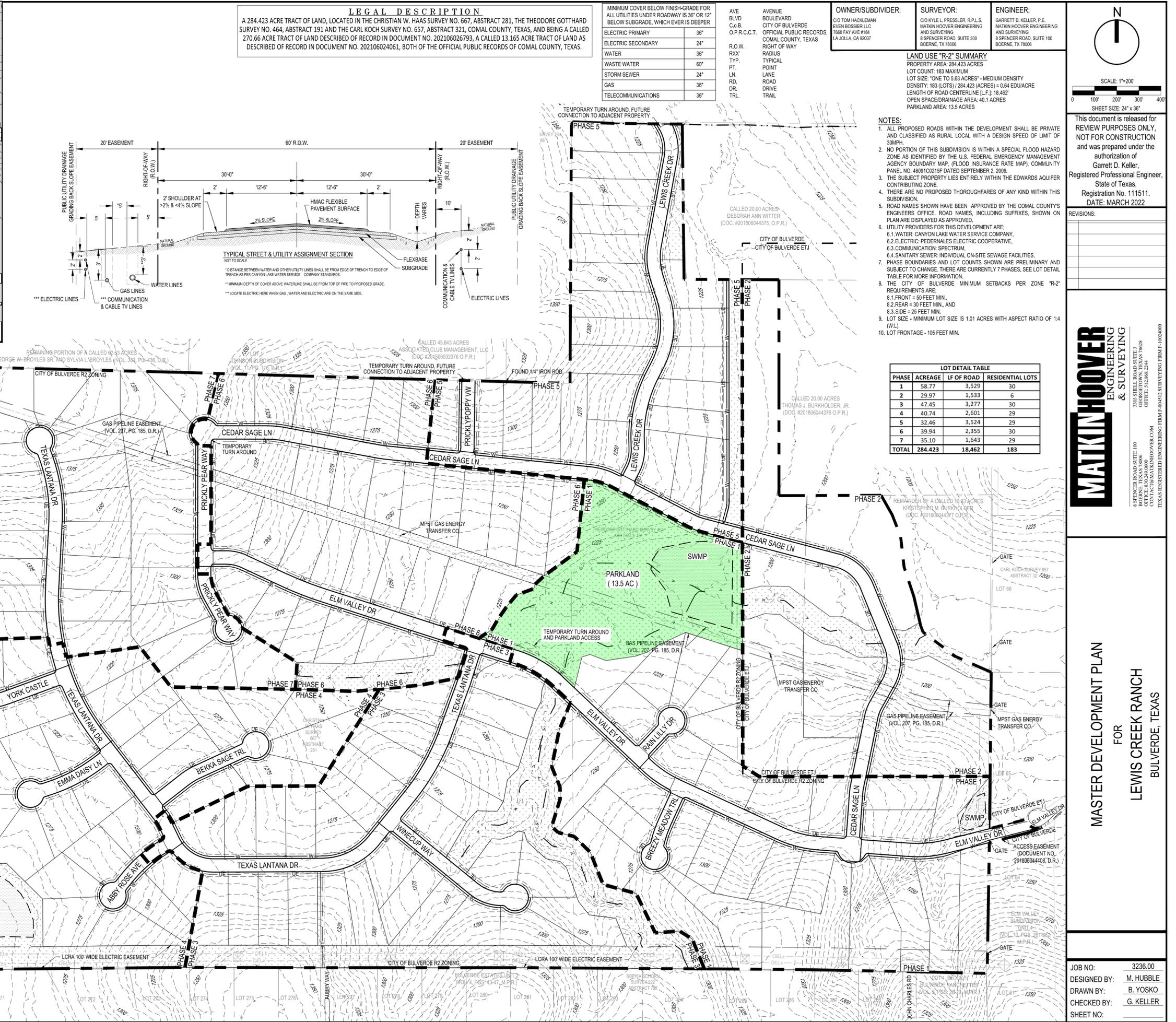
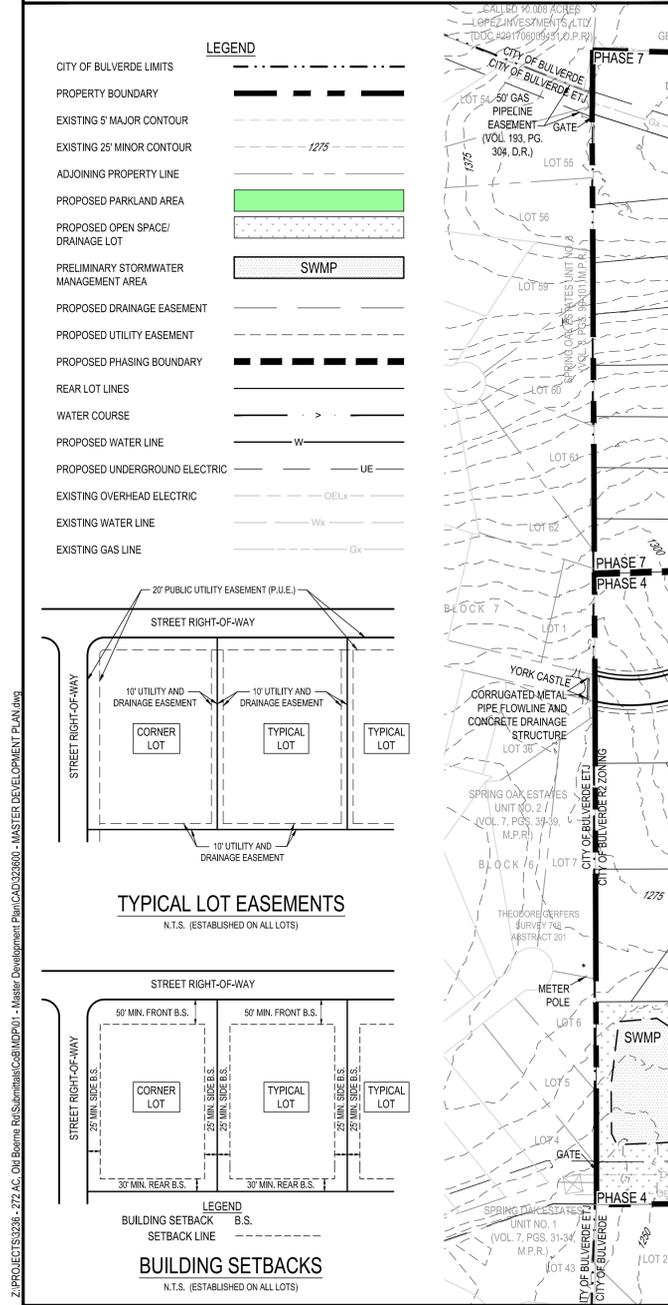
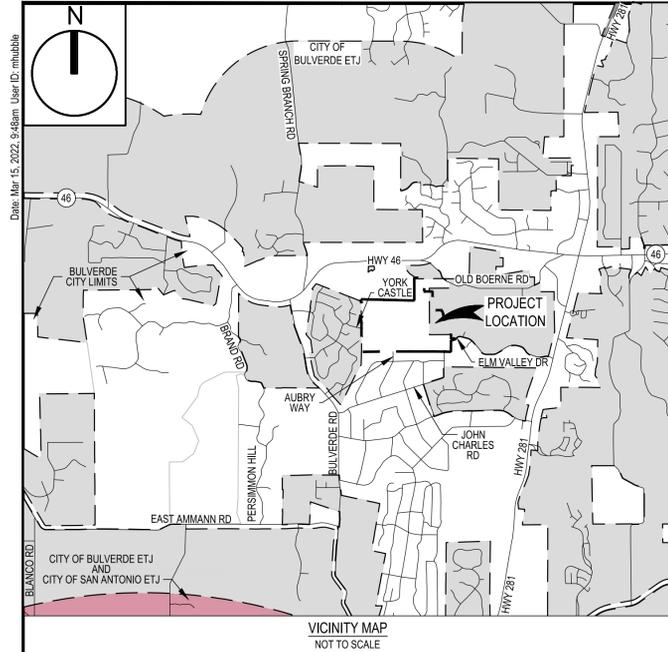
FOR OFFICE USE ONLY:

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

Reviewed by:

Date:

Case Number:



Z:\PROJECTS\23236 - 272 AC, OH Boerne RAS\mshas\CAD\2323600 - MASTER DEVELOPMENT PLAN.dwg

MATKIN HOOVER
ENGINEERING & SURVEYING

3305 SHELL ROAD SUITE 100
BOERNE, TEXAS 78006
CONTACT: MATKIN@MATKINHOOVER.COM
TELEPHONE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM # 04512 SURVEYING FIRM # 1005400

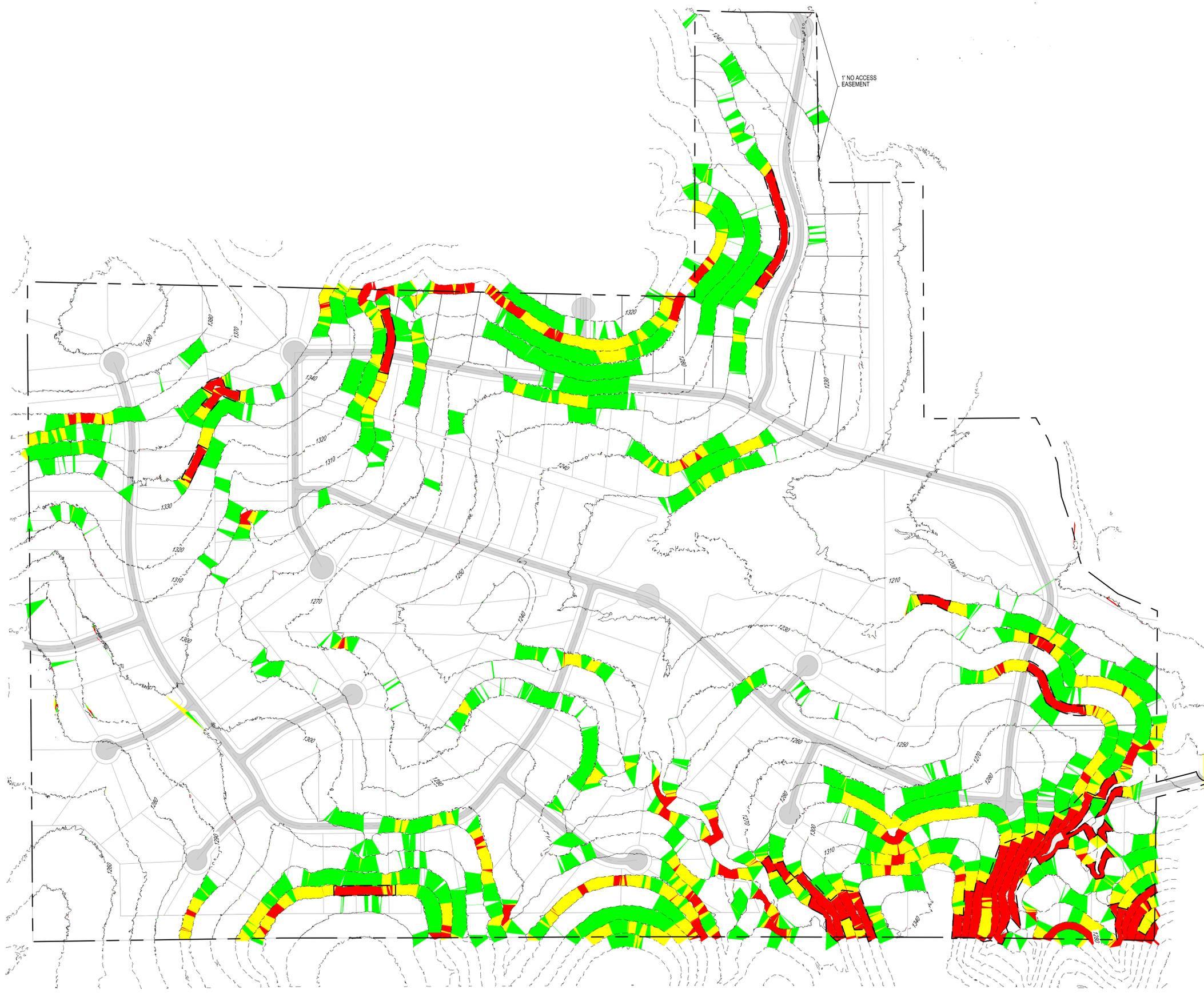
MASTER DEVELOPMENT PLAN
FOR
LEWIS CREEK RANCH
BULVERDE, TEXAS

SCALE: 1"=200'
SHEET SIZE: 24" x 36"

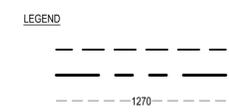
This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511, DATE: MARCH 2022

REVISIONS:

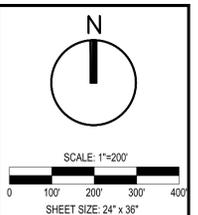
JOB NO: 3236.00
DESIGNED BY: M. HUBBLE
DRAWN BY: B. YOSKO
CHECKED BY: G. KELLER
SHEET NO:



PROPOSED EASEMENTS
 PROPERTY BOUNDARY
 EXISTING 10' CONTOUR



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	20.00%	Green
2	20.00%	25.00%	Yellow
3	25.00%	100.00%	Red



This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: MARCH, 2022

REVISIONS:

MATKINHOOVER
 ENGINEERING & SURVEYING

3305 SHELL BROADS SUITE 3
 BOERNE, TEXAS 78006
 CONTACT: 512.868.2244
 WWW.MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

10' SLOPE ANALYSIS
 FOR
 LEWIS CREEK RANCH
 BULLVERDE, TEXAS

FIGURE 9.0

JOB NO.	3236.00
DESIGNED BY:	MAH
DRAWN BY:	TLS
CHECKED BY:	GDK
SHEET #	



PLANNING & DEVELOPMENT DEPARTMENT

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

REVIEW MEMORANDUM

TO: Garrett D. Keller, P.E.
Matkin Hoover Engineering & Surveying
8 Spencer Road Suite 100
Boerne, TX 78006

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: MDP Review
Lewis Creek
PC-22-08

DATE: March 31st, 2022

Half Associates and City Staff performed a review on the Lewis Creek Ranch Master Development Plan (MDP), a 284.42-acre tract of land, dated March 2022. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde and the Bulverde Drainage Design Manual (BDDM). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

MDP Review Comments:

1. Per section 2.03(a), the proposed MDP classifies as a High Density residential development (based on 183 lots on 284.42 acres = equals 0.64 edu/acre). A variance must be submitted if you choose to continue with the Medium Density design criteria (Roadway section, etc.).
2. Note 1 specifies that the roads will be private. Please confirm is the community will be gated with private roadways.
3. Minimum lot width for R-2 zoning is 110 feet (Section 14.03.004).
4. Cul-de-sac lots do not all meet the minimum frontage requirements provided in Section 2.03(c)(iv)(4).
5. Per section 1.05(a)(iii)(8), provide "locations, widths, names of existing streets, lots easements, pipelines, fee strips, survey lines, building lines, watercourses, other important features within and adjacent to the development. Use light dashed lines to indicate features not within the boundary of the development." Example discrepancies: existing gas pipeline easement width is not provided and the linework for the contours, streets, etc. outside the MDP boundary appear to be the same weight and color as those within the boundary.
6. Per section 1.05(a)(iii)(10), existing wells must be shown on the MDP. The provided ESA notes a well near the existing residential structure, but it is not shown on the plan.
7. Note: Hydraulic analysis of drainage channels will be required at the time of platting to confirm the widths of drainage easements/open space rights-of-way.

8. Proposed park land does not meet access requirement of section 2.03(e)(v)(1)(c).
9. Per section 2.03(e)(v)(4), drainage conveyance ways, detention features and areas with slopes exceeding 15% are not suitable for parkland dedication.
10. Pavement design for local roads shall at a minimum meet section 2.0(d)(iii).
11. Missing temporary turnaround at the end of Cedar Sage Lane (Phase 2).

Drainage Analysis:

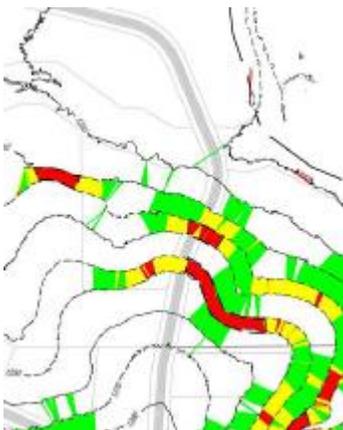
12. Note: Hydraulic analysis of drainage channels will be required at the time of platting to confirm the widths of drainage easements/open space rights-of-way.
13. Provide a Riparian Buffer Conservation Submittal, per Section 4.07(d).
14. Drainage area EX1.1 needs to be broken up to look at the runoff coming directly through and off of the subject development, and not lump it in with the larger overall watershed looking at a downstream point, and allow for a more direct comparison with proposed conditions that includes detention ponds.
15. Curve Number calculations should include the area in acres (not just percentage) for each land use type. Fair Woods and Farmsteads are not uses identified in the BDDM, and curve numbers for these areas need to be updated for all CN calculations.

WATERSHED EX-1.1							
Watershed Area	793.250				AC	WS Composite CN	79.5
Curve Number (CN) / Soil Group (SG) (%)	A (%)	B (%)	C (%)	D (%)	Composite CN	Composite CN	CN Classification
49 0.0	69 0.0	79 18.2	84 81.8		83.1		Open Space - Fair
51 0.0	68 0.0	79 0.0	84 100.0		84.0		Residential 1 AC lots
46 0.0	65 0.0	77 0.0	82 100.0		82.0		Residential 2 AC lots
36 0.0	60 5.8	73 10.1	79 84.1		77.3		Fair Woods
59 0.0	74 12.5	82 14.2	86 73.3		83.9		Farmsteads
89 0.0	92 0.0	94 0.0	95 100.0		95.0		Commercial
98 0.0	98 9.6	98 2.9	98 87.5		98.0		Impervious

16. Provide a summary table, similar to the one on page 7 that summarizes the acreage, CN and TC for each computation point for pre-, post- and detained scenarios.
17. Provide information regarding size of proposed detention facilities.
18. Provide HEC-HMS modeling for review.

Slope Map

19. Elm Valley Drive’s disturbance of areas with slope greater than 25% appears unavoidable in order to maintain the connection to the existing segment of Elm Valley Drive. However, this portion of Cedar Sage Lane should be adjusted to avoid area with slopes >25%.



20. Summarize the number of acres and the number of acres disturbed by the current road layout within each slope category.

Tree Survey

21. City does not accept the Tree Survey using Lidar Tree acquisition, as it does not provide the information required under Section 4.07(f)(9)(5), such as caliper size, common name and classification as protected, specimen, majestic or historic.

Traffic Impact Analysis

22. If TxDOT does not approve of median closure on US 281 just south of Elm Valley, channelization to prevent turning from Elm Valley to the turnaround would be an acceptable alternative (though challenging with the cable barrier).

23. Proof of TxDOT approval of a final design will be required prior to platting.

Public Utility Certification:

24. Provide Gas Utility, TxDOT, and TCEQ Certifications or a statement that they do not apply.

Water & Sewer Study:

25. The proposed MDP does not show where the on-site water lines will tie-into the overall CLWSC water system shown in the provided water study.

26. The water study provided is more than 12 years old. Provide confirmation that the required Phase 1, Phase 2, Phase 3 and Phase 4 capital improvement projects required to serve the site have been constructed.

27. Variance will also be necessary to section 2.07(c) regarding on-site sewerage facilities for high density development.

Environmental Assessment:

28. The provided Environmental Assessment (section 10.1) utilizes Golden-cheeked Warbler assessments from 2017 & 2018 and identifies the site as having a high likelihood of habitat. Provide explanation for how federal and state endangered species regulations will be met with the development.



PLANNING AND ZONING COMMISSION ITEM:
SUP-22-01
SPECIAL USE PERMIT
34741 Casita Creek Lane

MEETING DATE: April 14, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Hold a public hearing and consider a request by Grandrock Investments, LLC for the approval of a Special Use Permit to allow a Guest House as an accessory use on an approximately 1.01 tract of land located at 34741 Casita Creek Lane.

OWNER/APPLICANT:

Grandrock Investments
c/o Armando Lopez
2310 N Loop 1604 W
San Antonio, TX 78248

PROPERTY INFORMATION:

Address: 34741 Casita Creek Lane
Legal Description: BELLE OAKS RANCH PHASE IV, BLOCK 6, LOT 21
Owner: Grandrock Investments, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-2, Residential District

NOTICE:

Public Notice: March 27th, 2022
Personal Notice: March 31st, 2022

Staff sent 20 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, Staff received three (3) letters of support and none in opposition out of those 20 properties that were individually notified.

IN SUPPORT: 3

IN OPPOSITION: 0

SUMMARY:

Armando Lopez, with Grandrock Investments, owns 34741 Casita Creek lane and is requesting a Special Use Permit for a Guest House as an accessory use on an approximately 1.01 tract of land.

ANALYSIS:

Per Section 14.01.019(b) of the Bulverde Code of Ordinances: *Uses requiring a special use permit are listed in the table of permitted uses by zoning district. Those uses which are allowed by special use permit in certain districts in the table of permitted uses may be requested in those districts only and may not be requested in other zoning districts.* In this case, the property is currently zoned R-2 Residential District. Under Section 14.04.002 of the Code, Guest House is listed in the table of permitted uses as a use that is allowed in an R-2 Residential zoning district with the approval of a special use permit. Therefore, a special use permit will be required for a Guest House.

The proposed Guest House falls under the definition of Guest House in the City’s zoning ordinance. Guest House is defined as:

Guest house. A dwelling unit located on the same lot as the main building or a portion of the main building used and occupied by guests or family members of the occupant of the premises which shall not be rented or otherwise used as a separate dwelling and which shall not have separate utility connections.

The applicants/owners, Grandrock Investments, submitted for a building permit for a new single-family residence. During a cursory review of the permit application and plans, City Staff noted that plans were indicative of a Guest House with a separate, exterior entrance on the property. City Staff advised the applicant of this and of the Special Use Permit process.

The applicants submitted a site plan, which is attached herein.

SUGGESTED CONDITIONS:

Staff typically does not make a recommendation to the Planning and Zoning Commission or City Council, but respectfully requests that the following conditions be added if the request is granted:

1. All permit applications submitted for this property are subject to the requirements of the Code.
2. Approval of this special use permit does not constitute approval of any building permits associated with this property.
3. The proposed Guest House shall not have a negative effect on the health, safety, or welfare of the public or surrounding properties.
4. No other special uses are allowed under this special use permit.

CONSIDERATIONS FOR EVALUATION:

City Code provides direction to the Planning and Zoning Commission and the City Council regarding the procedures and considerations involved in potentially granting any Special Use Permit. More specifically, Section 14.01.019(d) of the City Code states:

“Every special use permit granted under the provisions of this article shall be considered as an amendment to the zoning ordinance and zoning map as applicable to such

property, and shall be adopted as a separate ordinance. In granting such permit, the city council may impose such conditions as may be necessary to promote and protect the public health, safety, order, morals, convenience, prosperity and general welfare. Said conditions shall be complied with by the grantee before a certificate of occupancy may be issued..”

ATTACHMENTS:

- A. Application
- B. Statement of Purpose
- C. Site Plan
- D. Aerial Map



Application for Special Use Permit (SUP)

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

Date: 03/07/2022

Case No. _____

Applicant Information:

ROCKPOINTE DEVELOPMENT LLC 210-993-0703
Name Phone Fax
2310 N LOOP 1604 W, STE 2. SAN ANTONIO TX 78248 armando@rockpointedevelop.com
Address Email

Property Owner Information:

GRANDROCK INVESTMENTS LLC 210-993-0703
Name Phone Fax
2310 N LOOP 1604 W, STE 2. SAN ANTONIO TX 78248 armando@rockpointedevelop.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: 34741 CASITA CREEK LN
Legal Description: LOT 21, BLOCK 6, PHASE IV, BELLE OAKS RANCH SUBDIVISION
Use Requested: DETACHED GUEST HOUSE

The Following Must Be Submitted with Application:

1. A written statement describing the purpose and specific conditions of the request.
2. A site plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating applicable buildings with approximate square footages and proposed uses.
 - b. Site ingress and egress, including interior traffic circulation patterns and parking/loading areas
 - c. Location and uses of existing buildings within 200 feet (may be shown on separate plan/aerial photograph) NONE
 - d. Existing zoning district classifications within 200 feet (may be shown on separate plan) NONE
 - e. The 100-year floodplain if present on the property N/A
3. A landscape/buffering plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating proposed landscaping, including the size, species and locations.
 - b. Other visual screening methods and their design, such as fences
4. A Tree Preservation and Replacement Plan must be submitted meeting the specifications of the Zoning Ordinance if development will necessitate removal of trees or affect the driplines of existing trees. NONE

* Other items, including, but not limited to architectural renderings, traffic impact studies and noise studies may be requested. In addition, the Planning and Zoning Commission and City Council may request additional information by majority vote to render an informed decision.

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


Signature of Owner/Applicant

03/07/2022
Date

Fees:
Special Use Permit Review Fee - \$750.00



To: City of Bulverde
Attn: Mr. Grant Fore

Good day,

The purpose of this Guest House is to have family members over when visiting.

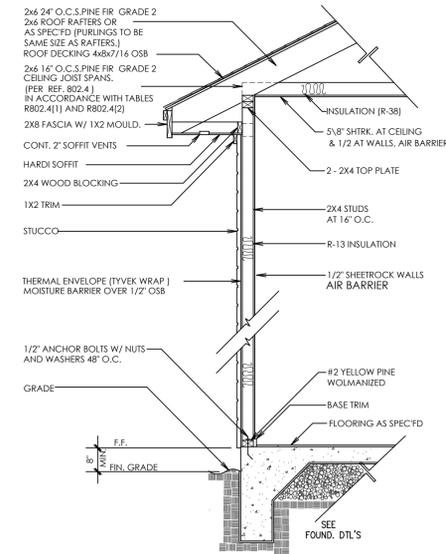
This proposed dwelling is 552sf and includes a living area, kitchenette, bedroom and bathroom.

Regards,

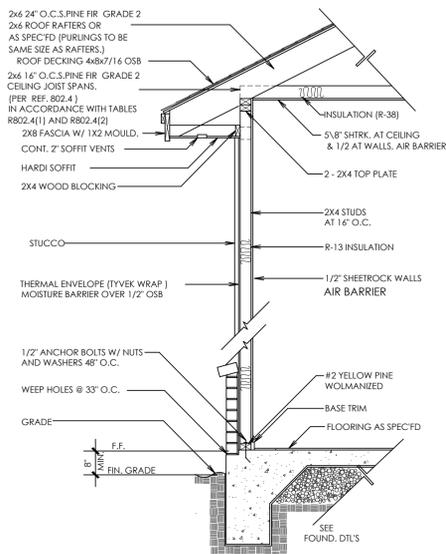
Armando Lopez
CEO, Rockpointe Custom Homes

TABLE R402.4.1.1 (2015 IECC)

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES ASHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THINSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS. EXPOSED EARTH IN UNVERTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDED WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATION	DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WAQLLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.



TYPICAL WALL SECTION
NOT TO SCALE

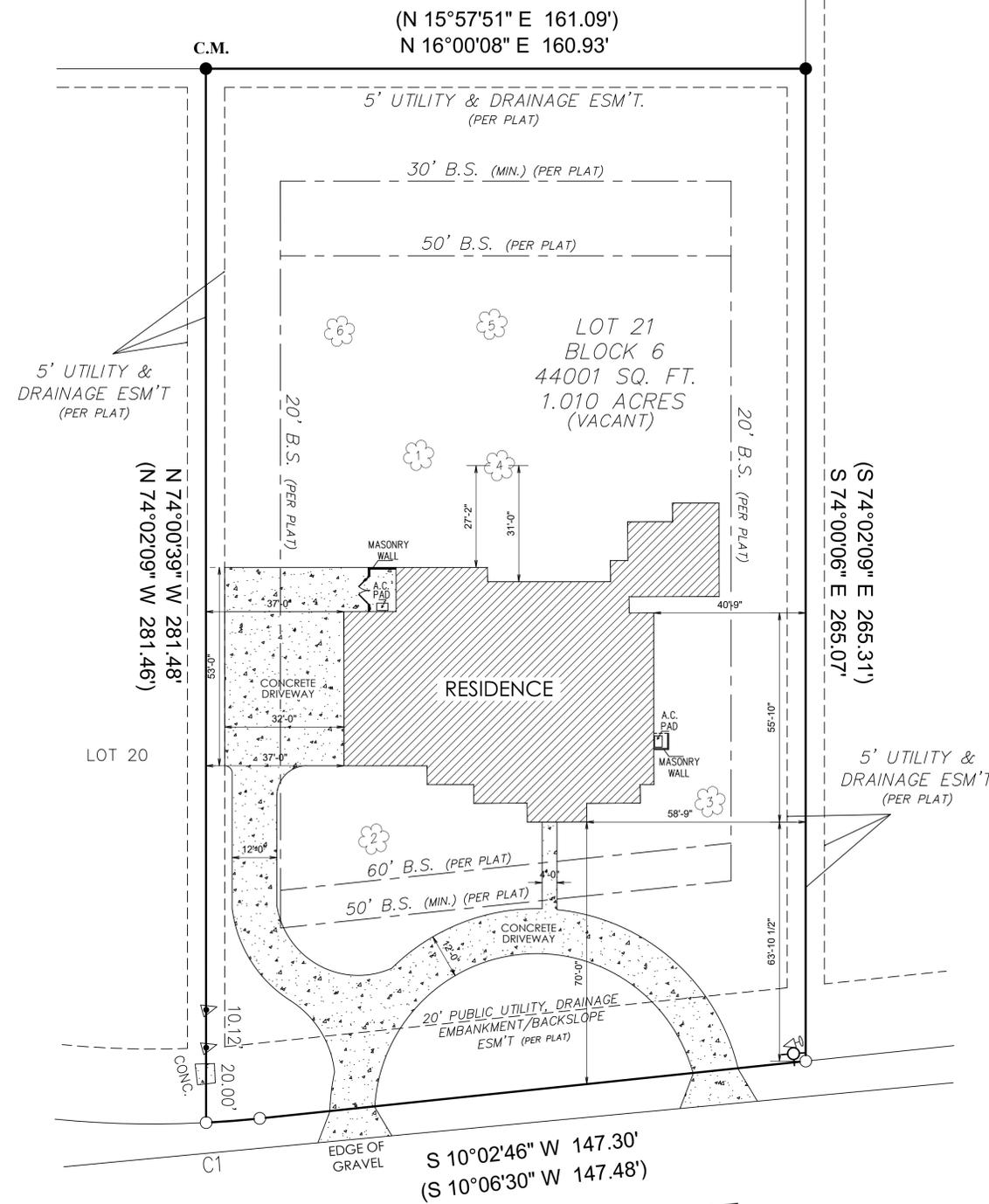


TYPICAL WALL SECTION
NOT TO SCALE

GENERAL NOTES:

- ALL FRAMING AND STRUCTURAL DESIGN TO BE 115 M.P.H. WIND CRITERIA. INFO ONLY SECTION R301.2.1.1 AND TABLE R301.2 (4)
- ALL SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER. SECTION 317
- ROUND ALL SHEETROCK CORNERS
- GARAGE VENTS PER I.R.C. SEC. R309.6
- ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HGT. SHALL BE MAX. 44" ABOVE FLOOR.
- CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENING WITH MASONRY ABOVE.
- ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
- CROSS VENTILATION AT ENCLOSED ATTICS.
- ELECTRICAL CONTRACTOR TO LOCATE 110V-OUTLET WITHIN 25'-0" OF A/C COMPRESSOR. (GFI IF NOT IN SOFFIT)
- FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0"
- PREFAB FIREPLACE TO BE IBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
- PROVIDE HANDRAILS ON ALL STAIRS WITH MIN. OF 2 RISERS AS PER I.R.C. SEC R315.
- PREWIRE FOR SECURITY SYSTEM RE: OWNER
- LOOP WATER HEATER.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.42' (14.43')	275.00	3°00'18"	S 11°32'55" W	14.42'



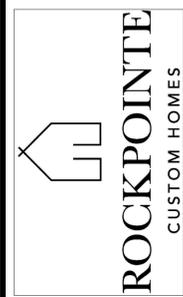
CASITA CREEK LANE
(50' R.O.W.)

PRIVATE STREET, LOT 1004A
INGRESS/EGRESS EASEMENT
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, AND TRANSFORMER EASEMENT

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THESE PLANS ARE EXCLUSIVE PROPERTY OF ROCKPOINTE DEVELOPMENT LLC. WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE ANY DESIGN OR DRAWING WITHOUT THE WRITTEN PERMISSION OF ROCKPOINTE DEVELOPMENT LLC. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED PRICE PAID FOR THIS STRUCTURE MEET ALL LOCAL BUILDING CODES.

CROCKETT RESIDENCE
34741 CASITA CREEK LANE
LOT 21 BLOCK 6
PHASE IV

2310 N LOOP 1604 W SUITE: 2
SAN ANTONIO, TEXAS 78248
TELEPHONE: (210) 995-0703
EMAIL: ARMANDO@ROCKPOINTEDEVELOP.COM



DRAWN BY:
BARBARA VALDIOSERA

STARTING DATE:
SEPTEMBER 2021

REVISED:

JOB#
21-104

SHEET#
1-OF-5



Legend

- Permits**
 - Septic
 - Piprow/Driveway
 - Floodplain
 - Utility
- Addresses**
- Major Roads**
 - Farm roads
 - Highways
- Streets**
- Parcels**
 - Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

Aerial Map for SUP-22-01 - 34741 Casita Creek Ln

0.1 0 0.03 0.1 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING AND ZONING COMMISSION ITEM:
SUP-22-02
SPECIAL USE PERMIT
32357 US Highway 281 North

MEETING DATE: April 14, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Hold a public hearing and consider a request by Kevin Sprull & Erik Mion for the approval of a Special Use Permit to allow a Cigar shop/Lounge to be operated on Bulverde Estates 1, Lot 121 at 32357 US HWY 281 N, Suites 106 & 107.

OWNER/APPLICANT:

Kevin Sprull
c/o Erik Mion
7300 Blanco Rd Ste 603
San Antonio, TX 78216

PROPERTY INFORMATION:

Address: 32357 US HWY 281 N Suites 106 & 107, Bulverde, TX 78133
Legal Description: Bulverde Estates 1, Lot 121
Owner: SVB Bulverde LLC
Existing Land Use: Commercial
Existing Zoning: C-2 Commercial

NOTICE:

Public Notice: March 27th, 2022
Personal Notice: March 31st, 2022

Staff sent 7 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, Staff received one (1) letter of opposition and none in support out of those 7 properties that were individually notified.

IN SUPPORT: 0

IN OPPOSITION: 1

SUMMARY:

The applicants are requesting a Special Use Permit to operate a Cigar Shop/Lounge at an existing strip center located at 32357 US HWY 281 N Suites 106 & 107. The strip center is currently being used by Wound Healing Associates, Airrosti Physical Therapy, and Che Bella Nail Salon.

ANALYSIS:

Per Section 14.01.019(c) of the Code of Ordinances: *Any use which is not contrary to city, county, state or federal laws and which is not listed as an allowed use in the zoning ordinance shall hereby be deemed a special use permit use which may be requested in any district and subject to the provisions of this article.* In this case, a Cigar shop/Lounge is not listed as a permitted use in the City’s zoning ordinance. Therefore, a special use permit will be required for a Cigar shop/Lounge.

The applicants intend to use the unoccupied lease spaces for a Cigar shop/Lounge at 32357 US HWY 281 N. In a written statement, the proposed Cigar Shop/Lounge would be a destination for men and women to smoke cigars, enjoy board games, coffee, and pastries along with TVs for viewing sports in a comfortable environment that includes lounge chairs and recliner seats.

The applicants submitted a site plan, which is attached herein, Accordingly, the site plan shows that the property will share a strip center with three (3) other businesses/tenants: Wound Healing Associates, Airrosti Physical Therapy, and Che Bella Nail Salon. There are 55 parking spaces which would exceed the minimum requirement of thirty (30) spaces, plus one (1) for every two hundred (200) SF for retail building in excess of ten thousand (10,000) SF.

SUGGESTED CONDITONS:

Staff typically does not make a recommendation to the Planning and Zoning Commission or City Council, but respectfully requests that the following conditions be added if the request is granted:

1. All permit applications submitted for this property are subject to the requirements of the Code.
2. Approval of this special use permit does not constitute approval of any building permits associated with this property.
3. The proposed Cigar Shop/Lounge shall not have a negative effect on the health, safety, or welfare of the public or surrounding properties.
4. No other special uses are allowed under this special use permit.

CONSIDERATIONS FOR EVALUATION:

City Code provides direction to the Planning and Zoning Commission and the City Council regarding the procedures and considerations involved in potentially granting any Special Use Permit. More specifically, Section 14.01.019(d) of the City Code states:

“Every special use permit granted under the provisions of this article shall be considered as an amendment to the zoning ordinance and zoning map as applicable to such property, and shall be adopted as a separate ordinance. In granting such permit, the city council may impose such conditions as may be necessary to promote and protect the

public health, safety, order, morals, convenience, prosperity and general welfare. Said conditions shall be complied with by the grantee before a certificate of occupancy may be issued..”

ATTACHMENTS:

- A. Application
- B. Statement of Purpose
- C. Letter of Authorization
- D. Site Plan
- E. Aerial Map



Application for Special Use Permit (SUP)

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

Date: 3-7-22

Case No. _____

FAX

Applicant Information:

Name: Erik Mion Phone: 301-535-0196 Fax: 210-855-7788
Address: 3622 Mendocino Park, San Antonio, TX 78261 Email: mionmanc@yahoo.com

Property Owner Information:

Name: Kevin Sprull Phone: 210-241-0848 Fax: _____
Address: 7300 Blanco Rd, Ste 603, SA, TX 78216 Email: nuvasa@sbcglobal.net

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

Property Identification:

Street Address: 32357 US Highway 281, Bulverde, TX 78163
Legal Description: Bulverde Ranch Crossing - Commercial Strip Center
Use Requested: Cigar lounge - cigars w/ lounge chairs + coffee bar, & small alcohol bar
Men + Women

The Following Must Be Submitted with Application:

1. A written statement describing the purpose and specific conditions of the request.
2. A site plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating applicable buildings with approximate square footages and proposed uses.
 - b. Site ingress and egress, including interior traffic circulation patterns and parking/loading areas
 - c. Location and uses of existing buildings within 200 feet (may be shown on separate plan/aerial photograph)
 - d. Existing zoning district classifications within 200 feet (may be shown on separate plan)
 - e. The 100-year floodplain if present on the property
3. A landscape/buffering plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating proposed landscaping, including the size, species and locations.
 - b. Other visual screening methods and their design, such as fences
4. A Tree Preservation and Replacement Plan must be submitted meeting the specifications of the Zoning Ordinance if development will necessitate removal of trees or affect the driplines of existing trees.

* Other items, including, but not limited to architectural renderings, traffic impact studies and noise studies may be requested. In addition, the Planning and Zoning Commission and City Council may request additional information by majority vote to render an informed decision.

The undersigned agrees to pay the **non-refundable** application fee and any other applicable fees as outlined in the 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.

3-7-22

Signature of Owner/Applicant

Date

Fees:

Special Use Permit Review Fee - \$750.00

ADDITIONAL INFORMATION

OUR GOAL IS TO HAVE A DESTINATION SPOT.

IT IS WHERE MEN & WOMEN CAN SMOKE CIGARS, HAVE A CUP OF COFFEE, HAVE A PASTRY, RELAX, & HANG OUT.

IT WILL INCLUDE LOUNGE CHAIRS, RECLINERS, SMALL TABLES, ETC FOR A COMFORTABLE CULTURE.

WE WILL HAVE A SMALL BAR BUT THIS PLACE WILL BE MORE OF A HIGHER END HANGOUT NOT A PARTY BAR.

WE WILL HAVE SODAS, WATER, COFFEE, BEER, WINE, LIQUOR, AND CIGARS IN A MORE MELLOW ENVIRONMENT.

WE WILL HAVE TV'S TO WATCH SPORTS, TV SHOWS, & MOVIES.

WE WILL HAVE CHECKERS, CARDS, BOOKS, ETC TO HAVE A RELAXING FEEL.

From: **NOVA Group** novasa@sbcglobal.net
Subject: **Re: MEN'S CIGAR LOUNGE - Bulverde - offices proposal - 32357**
US Highway 281 (Bulverde Ranch Crossing)
Date: **Mar 8, 2022 at 9:52:29 AM**
To: **Erik Mion** mionman@yahoo.com

Erik,

Let this email serve as the "Letter of Authorization" in regards to the landlord approval of a "Cigar Lounge" in the property located at 32357 US Hwy 281 in Bulverde, Texas.

Regards, Kevin

Kevin Spruill
The Nova Group
6808 West Avenue
San Antonio, Tx., 78213
(210) 308-6682
(210) 366-3937 Fax
novasa@sbcglobal.net

On Saturday, March 5, 2022, 09:49:38 AM CST, Erik Mion <mionman@yahoo.com> wrote:

I left you a message yesterday...

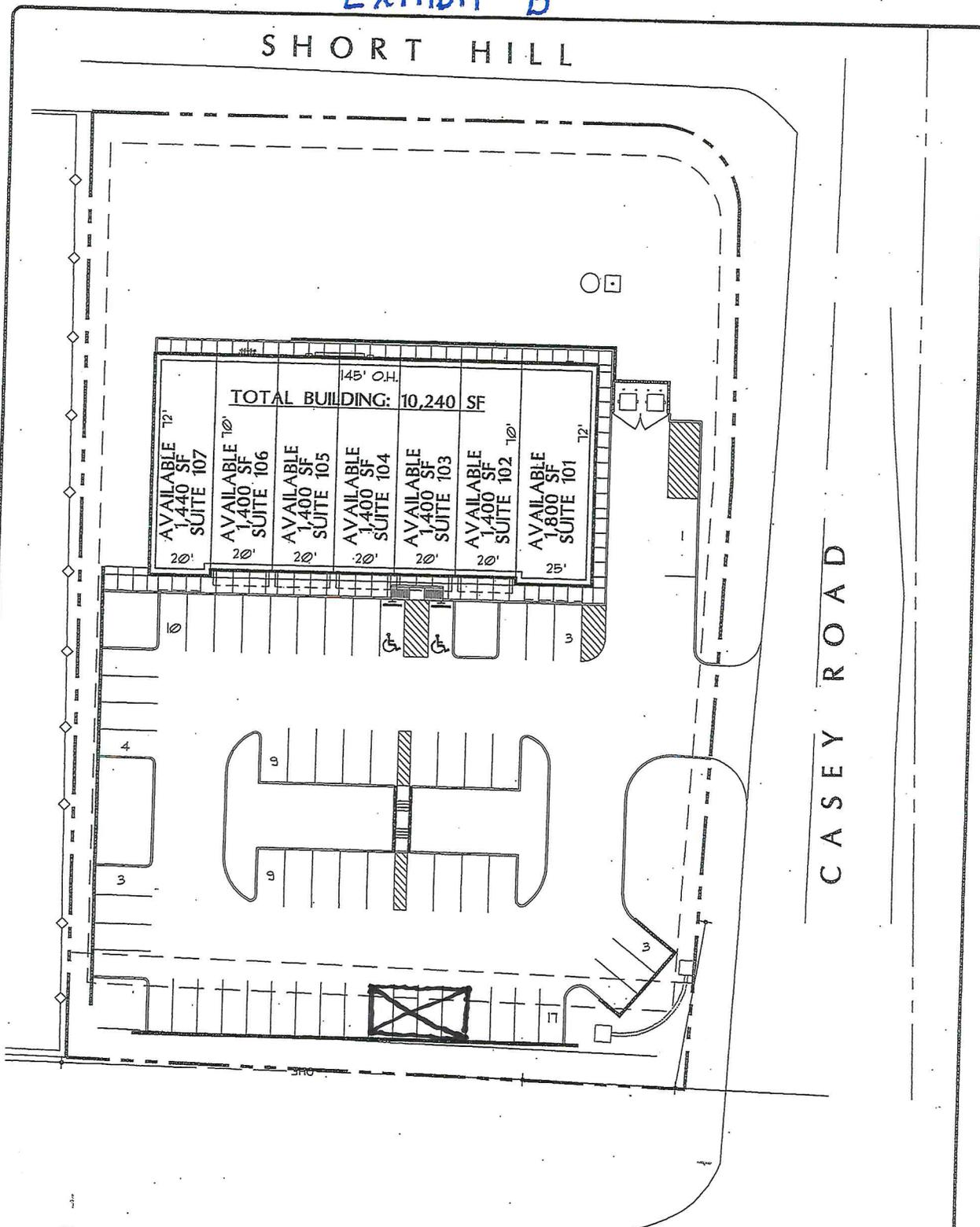
Am interested...had a couple questions though

Thank you for the opportunity to serve,

Erik Mion - Owner
Financial Freedom Solutions LLC
301-535-0196 - Mobile
800-616-5045 - Toll Free Fax
210-855-7788 - Local Fax
www.valuedmerchants.com
www.hbwpartners.com
<https://www.valuedmerchants.com/agents/erik-mion>

----- Original message -----

SHORT HILL



LEASE PLAN
SCALE: GRAPHIC



NORTH



PARKING PROVIDED: ~~53~~ ⁵⁵ SP

LP1-110216

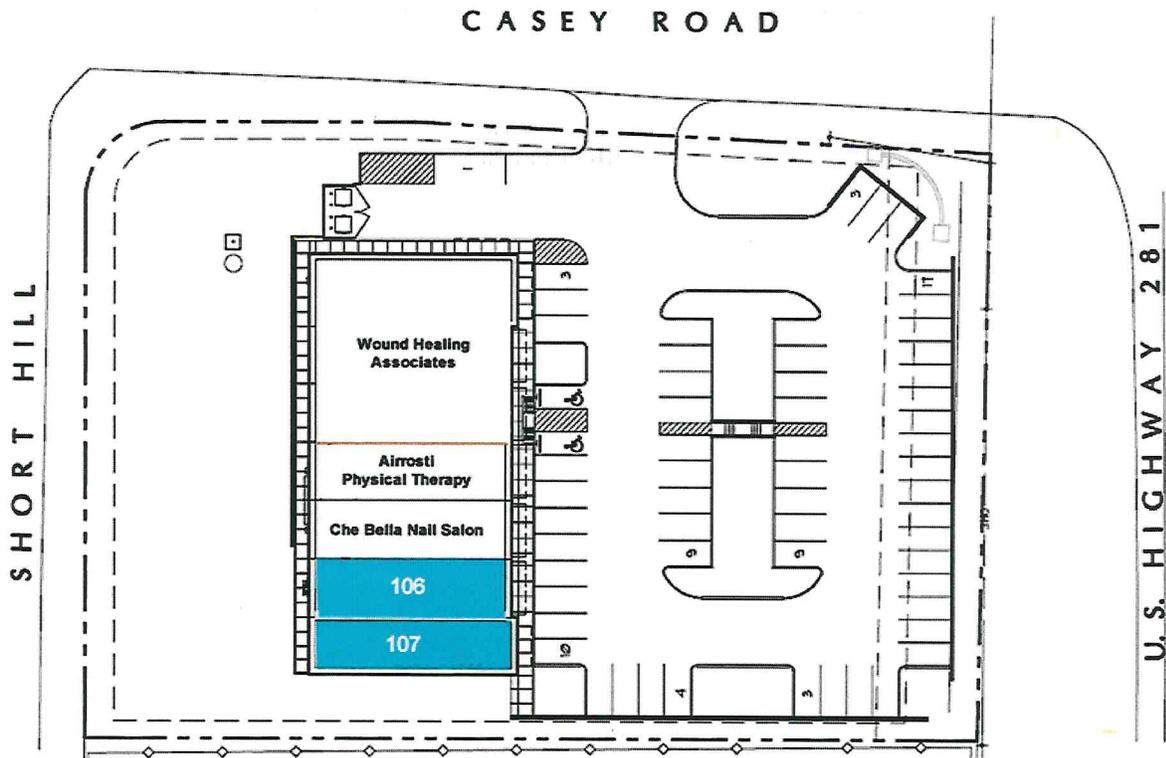
LP1	DATE	BY

LEASE PLAN

CASEY ROAD - RETAIL BUILDING
32357 HWY. 281 N
BULVERDE, TEXAS

NOVA GROUP
7300 BLANCO ROAD, SUITE 603
SAN ANTONIO, TEXAS 78216
Tel: (210) 308-6682 • Fax: (210) 366-3337

VILLA PARK
ARCHITECTURE/PLANNING/INTERIORS, PLLC
PH: (210) 384-8900
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OVERALL LEASE PLAN
SCALE GRAPH
0' 20' 40' 80'



THE NOVA GROUP
210.308.6682

Bulverde Crossing
32395 US Highway 281 N
Bulverde, Texas 78163





Legend

- Permits**
- Septic
- Piprow/Driveway
- Floodplain
- Utility
- Addresses**
- Major Roads**
- Farm roads
- Highways
- Streets
- Parcels
- Future Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

Aerial Map for SUP-22-02
 32357 US Highway 281
 North

0.1 0 0.03 0.1 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Comal County GIS

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PLANNING & ZONING COMMISSION ITEM:
VR-22-02

SIGN VARIANCE
20630 State Highway 46 West

MEETING DATE: April 14, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Wes Putman for a variance to Section 3.08.102 (a)(2) of the City of Bulverde Code of Ordinances at 20630 STATE HWY 46 W, Suite 115.

OWNER:

South Texas Blood & Tissue
20630 State Hwy 46 W, Suite 115
Bulverde, TX 78070

APPLICANT:

Wes Putman
2801 West Ave.
San Antonio, TX 78201

PROPERTY INFORMATION:

Address: 20630 STATE HWY 46 W
Legal Description: WINDMILL RANCH, LOT 9R
Owner: RFM BULVERDE RETAIL LTD
Existing Land Use: Developed
Existing Zoning: C-2 Commercial

ANALYSIS:

South Texas Blood & Tissue is the owner and Wes Putman is applicant of the variance for the proposed South Texas Blood & Tissue sign at 20630 STATE HWY 46 W, Suite 115. The applicant has proposed one (1) Attached sign. The proposed attached sign is eighty-one (81) SF, which would exceed the maximum allowed square footage of 0.75 square feet for every one foot of width of building. In this case, the lease space has a width of thirty-six (36) Feet, resulting in a twenty-seven (27) SF maximum for an attached sign. Therefore, the applicant is requesting a variance to allow for an attached signs to exceed the square footage maximum for lease spaces.

Per Section 3.08.102 (a)(2) of the Bulverde Code of Ordinances, the maximum allowed square footage for attached signs for lease spaces are "*For the lease spaces in a strip mall, 25% of the*

facade area between the uppermost window or awning to the roof or top of the parapet shall be the maximum sign [size] of the sign or 32 square feet, whichever is lesser.”

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. Letter of Authorization
- D. Sign Plan
- E. Sign Placement



Application for Variance

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

Date: 03/10/2022

Case No. _____

Applicant Information:

Wes Putman	210-639-3054	
Name	Phone	Fax
2801 West Ave., San Antonio, TX 78201		wes@budsigs.com
Address		Email

Property Owner Information:

South Texas Blood & Tissue	210-865-3472	
Name	Phone	Fax
20630 Hwy 46, Suite 115, Bulverde, TX 78070		jay.podjenski@southtexasblood.org
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: 20630 Hwy 46, Suite 115, Bulverde, TX 78070

Legal Description: _____

Zoning District Classification: _____

Description of Request:

- Variance to Section 3.08.102 (a) (2) of the City of Bulverde Code of Ordinances, which requires:
Maximum sign size
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

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

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

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


Signature of Owner/Applicant

03/10/2022
Date

Fees:

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Lease space is two combined suites. Logo would have to be made much smaller if stacked as it is originally a horizontal design. If forced to stack the logo it would then reduce greatly the visibility of signage, as well as leave lots of blank/bare area in sign band area.

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

The logo would have to be adjusted to a stacked version that would greatly reduce the visibility of the signage and would create a large blank area in sign band space. People driving by would easily drive by with out noticing location of business.

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

Considering the new space is two lease spaces combined it would allow equal signage for the tenant that other tenants in the shopping center are allowed. To stack the logo and reduce the size would be unreasonably small for the space that is being leased.

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

A larger sign would not alter any Fire Department or safety standards, traffic, clear visions areas, and health and safety standards for air or water quality, noise levels, etc.

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

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

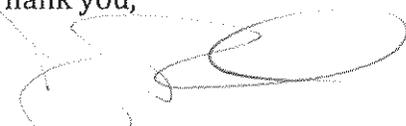
To: Budget Signs

Attention: Jennifer Pozos

Subject: New Donor Room exterior sign

South Texas Blood and Tissue located at 20630 Hy 46 Suite 110 Bulverde, TX 78070 grants Budget Signs at 2801 West Avenue San Antonio, TX 78201 authorization to submit a sign variance application to the city of Bulverde.

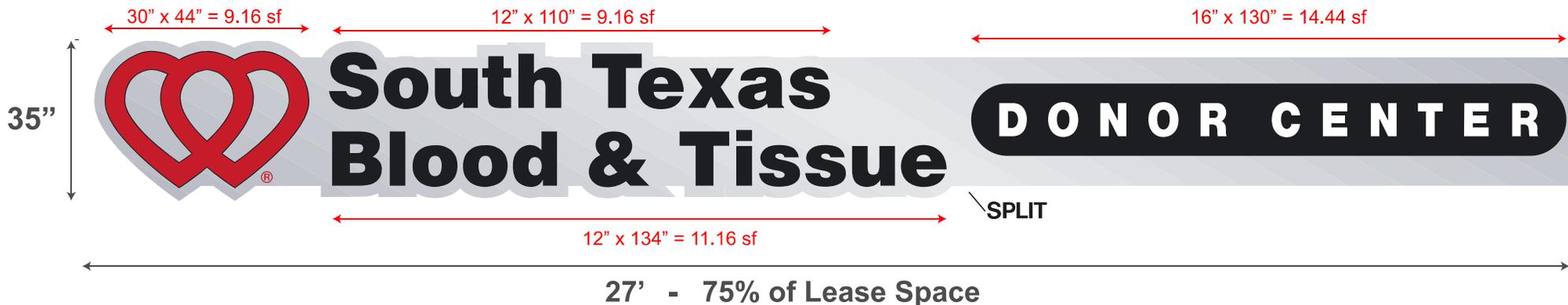
Thank you,



James Randle

Overall panel - 81 sq ft

Actual signage - 43.92 sq ft



Face Lit Channel Letters & Logo - 1 Set

Logo: White Acrylic Faces With Applied Arlon #33 Red Translucent Vinyl

Black Lettering: White Acrylic with Black Preforated Vinyl

Black Trimcaps

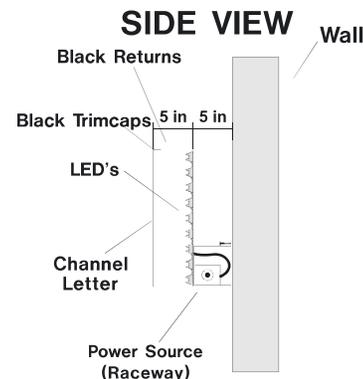
Black Returns

Mounted To .125" Thick Aluminum Panels (2) Painted Silver

Capsule Sign White Acrylic Face with H/P Black Vinyl

LED Illumination

NOTE: Aluminum Backer Panels Are In 2 Pieces Due To Transport Issues



	2801 WEST AVE SAN ANTONIO, TX 78201 (210)349-7446 FAX (210)342-9800 www.budsigns.com TSCL# 18746	CLIENT APPROVAL		Contact: WES PUTMAN wes@budsigns.com
		<input type="checkbox"/> APPROVED AS SUBMITTED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISE AND RESUBMIT	_____ Client Signature	

36 FT LEASE SPACE

All Country
Vision Center



South Texas
Blood & Tissue

DONOR CENTER

LIQUOR BUI



BUDGET
SIGNS

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78201
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TSCL# 18746

CLIENT APPROVAL

- APPROVED AS SUBMITTED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

.....
Client Signature

.....
Date

Contact:
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wes@budsigns.com

