



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – May 12th, 2022
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. April 14th, 2022 Planning and Zoning commission meeting

3) REGULAR AGENDA ITEMS

- A. PC-22-11 (Final Plat): Consideration of a Final Plat for Bulverde RV Park, generally located near Heimer Lange Road and US Highway 281.
- B. PC-22-12 (Preliminary Plat): Consideration of a Preliminary Plat for Phase 1 of the Goldsmith Development, generally located on the north side of East Ammann Road approximately 1.3 miles west of the intersection of East Ammann Road and Bulverde Road.
- C. PC-22-13 (Replat): Consideration of a Replat for Lots 19 and 20, Block 11, Belle Oaks Ranch Phase VII, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.
- D. PC-22-14 (Final Plat): Consideration of a Final Plat for Units 9B/9C & Mustang Vista Phase 5 of the 4S Ranch Development, generally located 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- E. PC-22-15 (Final Plat): Consideration of a Final Plat for Unit 10A & Mustang Vista Phase 6 of the 4S Ranch Development, generally located 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- F. VR-22-06: Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 1.04 (b)(iv)(d), related to Master Development Plan Tree Survey Application Requirements; Chapter 10, Section 2.03(a) related to Development Density; and Chapter 10, Section 2.03 (e)(v)(1), related to Parkland Dedication Size, Dimensions and Access; Chapter 10, Section 4.06(j)(vi) related to Tree Protection Measures, of the City of Bulverde Code of Ordinances, on an approximately 280.42-acre tract of land, generally located at 0 Old Boerne Road
- G. PC-22-08 (MDP): Reconsideration 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.
- H. VR-22-04: Consider a request by Dwayne Hart for a variance to Section 17.04.003, related to Cuts of the City of Bulverde Code of Ordinances, on a 0.880-acre tract located at 21477 State Highway 46, Spring Branch, TX 78070, for the proposed development of a medical office.
- I. ZC-22-01: Hold a public hearing and consider an Ordinance for a zone change from PDD, Planned Development District, with a base zoning of R-3, Residential

District to C-3 Commercial District, for approximately 12 Acres, generally located on the east side of Blanco Road, approximately ½ mile south of State Hwy 46.

- J. CA-22-02: Public Hearing and Consideration of an Ordinance of the City of Bulverde, Texas, amending Chapter 16, Planning and Development Fee Schedule, Code of Ordinances of the City of Bulverde, Texas to set Tree Mitigation fee in lieu amounts; repealing conflicting ordinances; providing a severability clause; and providing an effective date.

4) EXECUTIVE SESSION

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time regarding any item on the agenda for any reason authorized by Chapter 551, Texas Government Code, including but not limited to the following sections:

551.071 – Consultation with attorney

551.072 – Deliberations regarding real property

5) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

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

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

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

7) ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is always readily accessible to the public, by 6:00 pm on May 9th, 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: April 14th, 2022

Meeting Duration: 6:00PM-6:57PM

CALL TO ORDER

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

Commission Members Absent:

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. March 10th, 2022, Planning and Zoning Commission meeting. **Chairman Sisk made a motion to approve the March 10th, 2022 meeting minutes. Commissioner Hawkins seconded the motion, and the motion was approved with a 6-0 vote.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. PC-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. **Director Huerta presented the staff report and answered questions asked by the commission. Due to unresolved comments, Commissioner Alexandre made a motion to recommend denial of PC-22-06. The motion was seconded by Commissioner Molina and passed with a 6-0 vote.**
- B. PC-22-07 (Replat): Consider the approval of a Replat (Revision) for Lot 1, Cox Unit 2, located at 1350 Old Boerne 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-22-07. The motion was seconded by Commissioner Porter and passed with a 6-0 vote.**
- 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. **Director Huerta presented the staff report and answered questions asked by the commission. Due to unresolved comments, Commissioner Molina made a motion to recommend denial of PC-22-08. The motion was seconded by Commissioner Alexandre and passed with a 6-0 vote.**
- 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. **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 SUP-22-01. The motion was seconded by Commissioner Burrier and passed with a 6-0 vote.**
- 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. **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 SUP-22-02. The motion was seconded by Commissioner Hawkins and passed with a 6-0 vote.**
- 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. **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-22-02. 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 6:57 p.m. I certify that the above minutes were approved by the Commission on May 12th, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-22-11
FINAL PLAT
BULVERDE RV PARK

MEETING DATE: May 12th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a Final Plat for the Bulverde RV Park, generally located near Heimer Lange Road and US Highway 281.

APPLICANT:

LAPJ Proverbs III, LLC
3338 Sable Creek
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: LAPJ Proverbs III, LLC
Legal Description: BEING A TOTAL OF 24.97 ACRE TRACT OF LAND, ESTABLISHING LOT 1 AND 2 OUT OF THE SIMON FREECHILDS SURVEY NO. 75, ABSTRACT NO. 153, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 25 ACRE TRACT RECORDED IN DOCUMENT NO. 201806023352, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
Size: 24.97 acres, 2 lots
Existing Land Use: Undeveloped
Existing Zoning: AG w/ approved SUP for RV Park
Proposed Land-Use: RV Park

SUMMARY:

This is a proposed final plat for the Bulverde RV Park development located at 300 Heimer Lange Road, Spring Branch, TX 78070. The owner/applicant applied for a Special Use Permit for an RV park and the request was approved by City Council on April 13th, 2021. The zoning for this development is AG w/ an approved SUP for an RV Park.

ANALYSIS:

This proposed Final Plat is approximately 24.97 acres of vacant property and establishes 2 lots.

Each lot will be served by Canyon Lake Water Service Company and on-site septic facilities, Electric Service provided by Pedernales Electric Cooperative and Telephone Services by Guadalupe Valley Telephone Cooperative, Inc.

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. Review comments were sent to the applicant; however, they remain unaddressed.

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

ATTACHMENTS:

Application

Final Plat

Review Memo



APPLICATION FOR FINAL PLAT

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

www.bulverdetx.gov

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

1. Name of Subdivision: Bulverde RV Park Unit No _____
Location Description/Nearest Intersection: 300 Heimer Lange Rd. Spring Branch, TX 78070

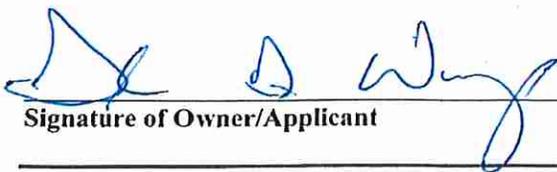
2. Owner/Applicant: LAPJ Proverbs III, LLC
Address: 3338 Sable Creek San Antonio, TX 78259 Email: glennwinship@gmail.com
Telephone: 210-410-8283 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): KFW Engineers
Address: 3421 Paesanos Pkwy Suite 200 San Antonio, TX 78231 Email: fcorey@kfwengineers.com
Telephone: 210-979-8444 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In ___ Out (ETJ)	Water Source:	<u>CLWS</u>
Commercial:	<input checked="" type="checkbox"/> Yes ___ No	Sewage Treatment:	<u>Private Septic</u>
Residential:	___ Yes ___ No	TxDOT Frontage:	___ Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>2</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes ___ No
Total Acreage without floodplain:	<u>17.71</u>	Edwards Aquifer Zone:	___ Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>AG (SUP)</u>		

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



Signature of Owner/Applicant

4-11-2022

Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

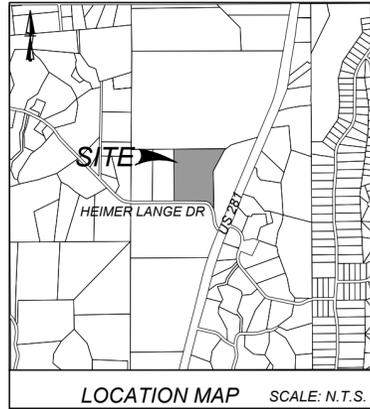
Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY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

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

- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin
- A digital copy of the Final Plat
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee
 - TIA Fee
 - SICP Fee
- A digital copy of the Final Utility Layout showing all proposed utilities and easements
- A digital copy of the Final Traffic Impact Analysis
- A digital copy of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy of the Final Drainage Study
- A digital copy of the recorded deed
- A digital copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- A digital copy of Performance Bond or Letter of Credit (if applicable)
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School
- A digital copy of Letter of Agent or other power of attorney authorizing signature of Owner on plat
- A digital copy of other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- A digital copy of Verification of closure of the outer boundary of the plat



LOCATION MAP SCALE: N.T.S.

LEGEND

- | | |
|---|--------------------------------|
| ○ F.I.R. = FOUND 1/2" IRON ROD, AS NOTED | ---1070--- = EXISTING CONTOURS |
| ● S.I.R. = SET 1/2" IRON ROD WITH A BLUE CAP | — — — — — = PROPERTY LINE |
| STAMPED "KFW SURVEYING" | ε = CENTERLINE |
| R.O.W. = RIGHT-OF-WAY | VOL. = VOLUME |
| O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | PG. = PAGE |
| O.R. = OFFICIAL RECORDS OF COMAL COUNTY, TEXAS | N.T.S. = NOT TO SCALE |
| D.R. = DEED RECORDS OF COMAL COUNTY, TEXAS | ELEC. = ELECTRIC |
| | TELE. = TELEPHONE |
| | CATV = CABLE AND TELEVISION |

- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER, THE CITY OF SPRING BRANCH AND CITY OF BULVERDE HALL. HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0210F, EFFECTIVE 9/2/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000147069.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SPRING BRANCH, THE CITY OF BULVERDE, OR COMAL COUNTY.

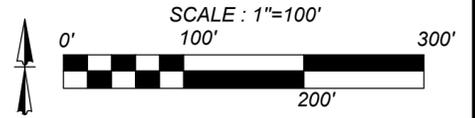
SLOPE EASEMENT:
FOR THE PURPOSE OF PRESERVING AREAS HAVING A SLOPE GREATER THAN 25%, THE EASEMENTS DESIGNATED ON THIS PLAT AS "SLOPE EASEMENT" ARE DEDICATED TO THE PUBLIC. WITHIN SUCH SLOPE EASEMENTS THE FOLLOWING ACTIVITIES ARE PROHIBITED:
(A) DEVELOPMENT;
(B) DISTURBANCE; AND
(C) THE REMOVAL OF PROTECTED,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

CITY OF BULVERDE NOTES:

- THIS PLAT WAS PREPARED ON APRIL 11, 2022.
- THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- PLATTING LOT 1 AND LOT 2, BEING 24.97 ACRES.
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
ELECTRIC - FEDERALES ELECTRIC COOPERATIVE
TELEPHONE - GUADALUPE VALLEY TELEPHONE COMPANY
WATER - CANYON LAKE WATER SUPPLY COMPANY
SEWER - PRIVATE SEPTIC SYSTEM

DEVELOPMENT PLAT ESTABLISHING
BULVERDE RV PARK
BEING A TOTAL OF 24.97 ACRE TRACT OF LAND, ESTABLISHING LOT 1 AND 2 OUT OF THE SIMON FRECHILDS SURVEY NO. 75, ABSTRACT NO. 153, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 25-ACRE TRACT RECORDED IN DOCUMENT NO. 2018/0623352, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
PHONE #: (210) 979-8444 • FAX #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



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:
LAPJ PROVERBS III, LLC
ATTN: GLENN WINSHIP
3338 SABLE CREEK
SAN ANTONIO, TEXAS 7859

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GLENN WINSHIP, 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. _____

NOTARY PUBLIC COMAL COUNTY TEXAS

THIS PLAT OF BULVERDE RV PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

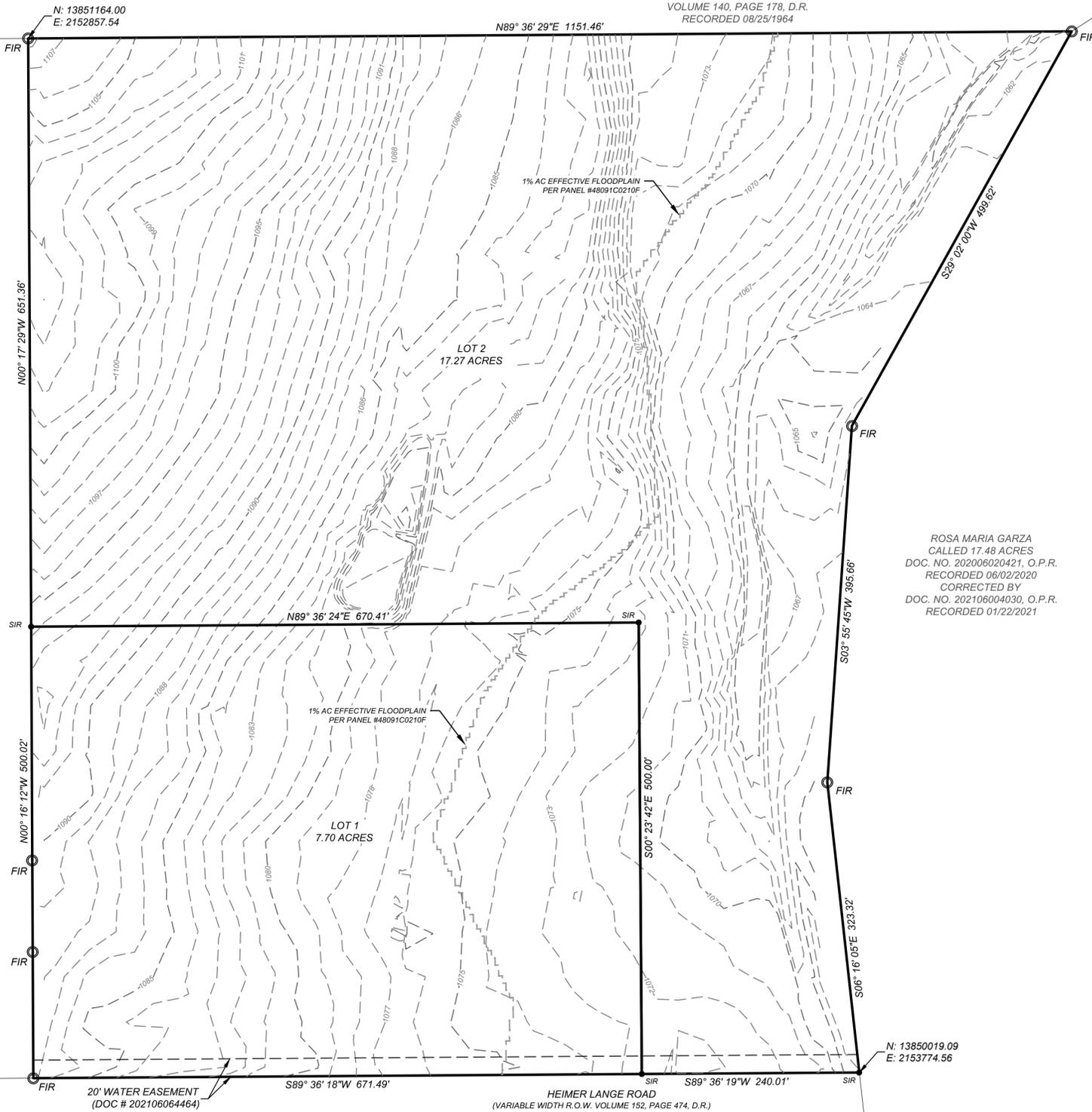
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION.

FRANK D. COREY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS, TPAPPAS@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



ROSA MARIA GARZA
CALLED 17.48 ACRES
DOC. NO. 202006020421, O.P.R.
RECORDED 06/02/2020
CORRECTED BY
DOC. NO. 202106004030, O.P.R.
RECORDED 01/22/2021

N: 13850019.09
E: 2153774.56

HEIMER LANGE ROAD
(VARIABLE WIDTH R.O.W. VOLUME 152, PAGE 474, D.R.)



PLANNING & DEVELOPMENT DEPARTMENT

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

REVIEW MEMORANDUM

TO: Frank Corey
KFW Engineers
3421 Paesanos Pkwy, Suite 200
San Antonio, Texas 78231

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: PC-22-11
Bulverde RV Park Plat Review

DATE: May 2, 2022

Half Associates and City Staff performed a review on the Belle Oaks Ranch Phase 7 Lot 19 & 20 Replat, dated 03/14/2022. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with specific items to be addressed by the applicant before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Plat should be labeled "Subdivision Plat" not "Development Plat."
2. Provide Lienholder address and certification on plat.
3. Provide Planning Director signature block similar to:

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

DATED THE _____ DAY OF _____, 20____

PLANNING DIRECTOR

4. Provide County Clerk signature block similar to:
5. Label lots with "Lot 1, Block 1" and "Lot 2, Block 2."

STATE OF TEXAS
COUNTY OF COMAL

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

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

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

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

6. Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
7. Building setback lines must be shown per section 2.03(c) of the subdivision ordinance.
8. Show City limits lines on vicinity map and plat.
9. Plat Note #2 states that there is no FEMA floodplain on-site. Correct this.
10. Surveyor Note #5 should reference Comal County.
11. Provide Slope Map and any applicable easements required by Section 1.05(b)(ii)(24) and Section 4.04.
12. Add note to plat stating maximum impervious cover, matching TCEQ approval letter.
13. Access easement required if the only point of access for Lot 2 is through Lot 1.

Plat Supporting Documents, Ordinance Section 1.04(c)

Utilities (reviewed portion of submitted Bulverde RV Park Plans, since separate utility plan was not submitted)

14. Are there any existing wells on-site? If so, they need to be indicated on the plan and marked to be plugged.
15. Provide dimensions clarifying spacing between water/sewer lines.
16. Show approximate electric site layout.
17. Water Service required to each newly created lot. Currently Lot 2 only has water service from the internal private line.
18. Provide Water Study showing waterline configuration meets domestic and fire flow needs for entire site.
19. Fire Hydrants required throughout site to provide coverage to RV slots throughout development.
20. Provide Sewer/OSSF information. Confirm density of 153 units + amenity building is serviceable with OSSF on 24.97 acres.
21. Note: Underground OSSF facilities not permitted within FEMA Floodplain.

Traffic Impact Analysis Worksheet – No comments

Drainage Analysis

22. Per chapter 7 of the Bulverde Drainage Manual, on-site detention shall be provided for runoff control from new development. The peak-on-peak analysis submitted is not adequate justify not meeting this requirement. You must show that providing detention will cause adverse impacts to off-site property or be under the 2,000 square feet of new impervious cover specified in the BDM.
23. Provide calculations required to determine size and location of drainage easements to convey upstream runoff from the adjacent property (west) through the subject property.
24. Provide existing and proposed impervious cover information on site exhibit.
25. Provide C-value calculations in drainage area maps.
26. Use C-values provided in Bulverde Drainage manual (see Bulverde Drainage Manual table 4.2) or provide C-value calculations in report.

27. Describe existing structures within project area. If no structures are present, please state in project summary.
28. Include a Stormwater Pollution Prevention Plan (SWPPP) with final plat submittal (see chapter 10 of the Bulverde Drainage Manual).
29. Hec-RAS model assumes channel n-value of .035 (maintained grass channel or rock rubble riprap). Satellite imagery suggests natural channel with trees and some presence of underbrush. Consider updating channel n-value in Hec-RAS (see Table 5.4 in Bulverde Drainage Manual).
30. Hec-RAS model assumes manning's n-value of .24 for overbanks. Consider lowering n-values based off satellite imagery.
31. Overbanks are identical for all cross sections. Update reach lengths accordingly.
32. XS 4201 – XS 3400 do not contain all WSE profiles. Consider lengthening these XS to contain all storm events.
33. Existing conditions drainage area is 24.97 acres and uses Rational Method for on-site drainage. Rational Method should not be used for areas larger than 20 acres (see Bulverde Drainage Manual Section 4.3.1 Limitations).
34. Floodplain Development Permit required for waterline crossing of Hanz Creek.

Construction Cost Projections

35. More detail needed for final cost projections (i.e. approximate total length of utility lines, approx. pavement quantity).

Bulverde RV Park Construction Plans – NOTE: Site construction plans are incomplete and not a part of the Subdivision Plat submittal for commercial sites, therefore a full review of the construction plans was not performed. The utility plans included were reviewed as part of the required submittal documents with comments included above. Courtesy comments that should be addressed before making the commercial construction plan submittal:

- 20-ft entrance driveway width is not adequate for a 2-way commercial driveway with large RV vehicles.
- Provide site dimensions and radii to verify fire lane through property.
- Provide Tree/Site overlay plan with tree protection, mitigation and removal noted. A general note referring the contractor to the owner prior to tree removal is not adequate. The City must approve any tree removals (reference Section 4.06 of subdivision ordinance).
- Grading plan required



PLANNING AND ZONING COMMISSION ITEM:
PC-22-12

Preliminary Plat
Goldsmith, Phase I

MEETING DATE: May 12th, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Preliminary Plat for Goldsmith Phase I, generally located on the north side of East Ammann Road approximately 1.3 miles west of the intersection of East Ammann Road and Bulverde Road.

APPLICANT:

BBI Goldsmith 2021, LP
11 Lynn Batts Lane #100
San Antonio, TX 78218

PROPERTY INFORMATION:

Owner: BBI Goldsmith 2021, LP

Legal Description: A 131.60 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 750, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF CALLED 497.85 TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

Size: 131.7 acres; 85 lots

Existing Land Use: Undeveloped

Existing Zoning: R-2 Residential District

Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed preliminary for Goldsmith Phase I, part of the Goldsmith development for which a Development Agreement dated October 13, 2015, was executed. As such, the development is subject to the vested Subdivision Ordinance 258. A Master Development Plan for the Goldsmith Development was approved by the Planning & Zoning Commission and the City Council in August of 2021.

ANALYSIS:

This proposed final plat is for approximately 131.7 acres of undeveloped property and establishes 85 single-family residential lots. The proposed final plat is classified as a medium-density development.

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

STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

1. Application
2. Master Development Plan
3. Preliminary Plat
4. 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: Goldsmith Unit No Phase 1
Location Description/Nearest Intersection: North side of East Ammann Road approximately 1.3 miles west of the intersection of East Ammann Road and Bulverde Road.

2. Owner/Applicant: BBI Goldsmith 2021, LP
Address: 11 Lynn Batts Lane #100 San Antonio, TX 78218 Email: ben@bitterblue.com
Telephone: (210) 526-6899 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Garrett Keller
Address: 8 Spencer Road Suite 300 Boerne, TX 78006 Email: gkeller@matkinhoover.com
Telephone: (830) 249-0600 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
No. of Lots:	<u>85</u>		TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>131.7</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	<u>Medium</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>R-2</u>			<input checked="" type="checkbox"/> Contributing

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

Signature of Owner/Applicant

Date

Fees on Page 2

Fees:

Preliminary Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

SUBMITTAL DATES: 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.

- 2 Copies of the Preliminary Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee
 - TIA Fee
- 2 copies of the Utility Layout showing all proposed utilities and easements
- 2 copies of the **Traffic Impact Analysis**
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Drainage Study
- 2 copies of the **Water Study** and Water Supply Certification as applicable
- 2 copies of the **Sewer Study** as applicable
- 2 copies of the **Environmental Assessment**
- Slope Map**
- Riparian Buffer Exhibit
- Tree Protection, Replacement and Mitigation Plan
- Certification by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Public Sewer System
 - Telephone Utility
 - Cable TV Utility
 - United States Postal Service
 - Emergency Services
 - TxDOT
 - Comal County
 - TCEQ
 - Edwards Aquifer Authority
 - Other agencies or entities having jurisdiction

- Evidence that the applicant has submitted the information required above to the utilities and entities described above
- Variance Requests (if any)
- 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.
- Verification of closure of the outer boundary of the plat
- 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
- If utility services must be extended beyond the outer boundary of the proposed subdivision across privately owned land to provide service to the lots in the proposed subdivision, then those utility service extensions must be contained in easements. Copies of the recorded easements for said utility extensions must be provided along with a map view showing the extensions from the outer boundary of the proposed subdivision to their ultimate connection points to be able to provide service.
- Lienholder's acknowledgement (if applicable)

ADDITIONAL COMMENTS

FOR OFFICE USE ONLY:

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

Reviewed by: _____ **Date:** _____ **Case Number:** _____

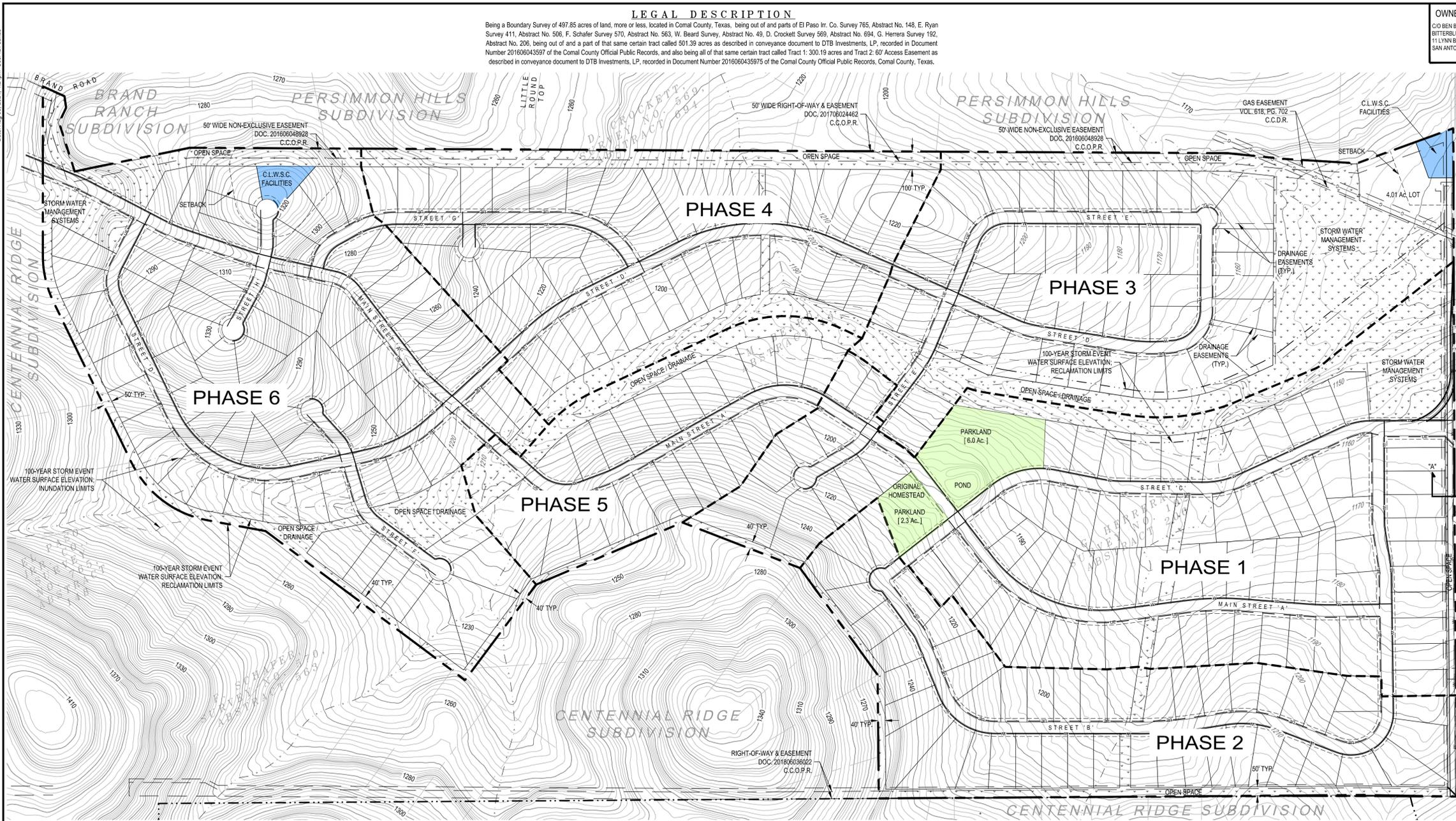
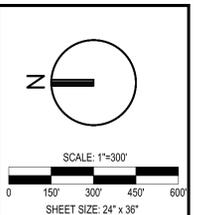
LEGAL DESCRIPTION
 Being a Boundary Survey of 497.85 acres of land, more or less, located in Comal County, Texas, being out of and parts of El Paso Tr. Co. Survey 765, Abstract No. 148, E. Ryan Survey 411, Abstract No. 506, F. Schaefer Survey 570, Abstract No. 563, W. Beard Survey, Abstract No. 49, D. Crockett Survey 569, Abstract No. 694, G. Herrera Survey 192, Abstract No. 206, being out of and a part of that same certain tract called 501.39 acres as described in conveyance document to DTB Investments, LP, recorded in Document Number 201606043597 of the Comal County Official Public Records, and also being all of that same certain tract called Tract 1: 300.19 acres and Tract 2: 60' Access Easement as described in conveyance document to DTB Investments, LP, recorded in Document Number 2016060435975 of the Comal County Official Public Records, Comal County, Texas.

OWNER/SUBDIVIDER:
 C/O BEN BUNKER
 BITTERBLUE, INC.
 11 LYNN BATTIS LANE, #100
 SAN ANTONIO, TX 78218

SURVEYOR:
 CO KYLE L. PRESSLER, R.P.L.S.
 MATKIN HOOVER ENGINEERING
 AND SURVEYING
 8 SPENCER ROAD, SUITE 300
 BOERNE, TX 78009

ENGINEER:
 GARRETT D. KELLER, P.E.
 MATKIN HOOVER ENGINEERING
 AND SURVEYING
 8 SPENCER ROAD, SUITE 100
 BOERNE, TX 78009

LAND USE "R-2" SUMMARY
 PROPERTY AREA: 497.76 ACRES
 LOT COUNT: 330 MAXIMUM
 LOT SIZE: ONE TO 1.99 ACRES - MEDIUM DENSITY
 DENSITY: 330 (LOTS) / 497.76 (ACRES) = 0.66 EDU/ACRE
 LENGTH OF ROAD CENTERLINE (L.C.): 32,530'
 OPEN SPACE/DRAINAGE AREA: 94.93 ACRES
 PARKLAND AREA: 8.3 ACRES



- NOTES:**
- A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BULVERDE AND THE PROPERTY OWNER WAS SIGNED INTO EFFECT ON OCTOBER 13, 2015, AND RECORDED AS DOCUMENT NO. 201606017213, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AMENDMENT NO.1 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON SEPTEMBER 5, 2016, AND RECORDED AS DOCUMENT NO. 201606035084, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. AMENDMENT NO.2 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON JANUARY 8, 2021, AND RECORDED AS DOCUMENT NO. 20210601536, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 - ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS RURAL LOCAL WITH A DESIGN SPEED OF LIMIT OF 30MPH.
 - NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 4809100215F DATED SEPTEMBER 2, 2009.
 - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THERE ARE NO PROPOSED THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
 - ROAD NAMES HAVE NOT BEEN SUBMITTED TO 911 ADDRESSING AND ARE CURRENTLY IDENTIFIED WITH A LETTER. THE CURRENT ROAD NAMES ARE FOR REVIEW ONLY AND ARE SUBJECT TO CHANGE.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 7.1. WATER: CANYON LAKE WATER SERVICE COMPANY.
 7.2. ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE.
 7.3. COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE.
 7.4. GAS: ENERTECH.
 7.5. SANITARY SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 - PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 6 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
 - THE CITY OF BULVERDE MINIMUM SETBACKS PER ZONE "R-2" REQUIREMENTS ARE:
 9.1. FRONT = 50 FEET MIN.
 9.2. REAR = 30 FEET MIN. AND
 9.3. SIDE = 25 FEET MIN.
 - LOT SIZE - MINIMUM LOT SIZE IS 1.01 ACRES WITH ASPECT RATIO OF 1.4 (W/L).
 - LOT FRONTAGE - 105 FEET MIN.

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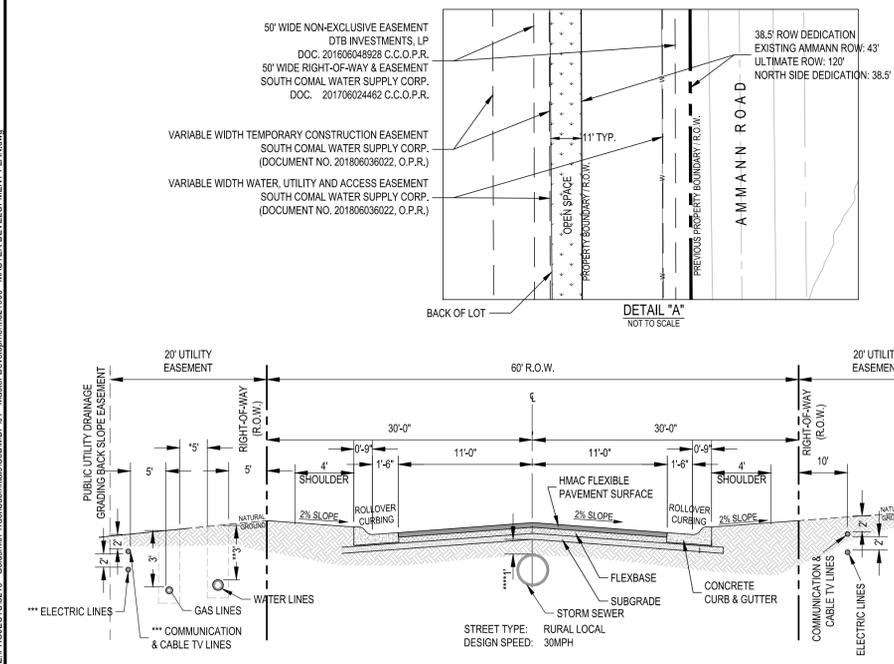
REVISIONS:

NO.	DESCRIPTION

MATKIN HOOVER ENGINEERING & SURVEYING
 330 SHELL ROAD SUITE 100
 BOERNE, TEXAS 78009
 OFFICE: 512.868.2244
 CONTACT: MATT@MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1052400

LEGEND

CITY OF BULVERDE LIMITS	---
PROPERTY BOUNDARY	---
EXISTING 10' MAJOR CONTOUR	1200
EXISTING 2' MINOR CONTOUR	---
ADJOINER PROPERTY LINE	---
PROPOSED DRAINAGE EASEMENT	---
PROPOSED PHASING BOUNDARY	---
OPEN SPACE/DRAINAGE AREA	---
STORMWATER CONVEYANCE FLOW PATH	---
100-YEAR STORM EVENT WATER SURFACE ELEVATION: RECLAMATION LIMITS	---
100-YEAR STORM EVENT WATER SURFACE ELEVATION: INUNDATION LIMITS	---
PROPOSED WATER LINE	---
PROPOSED UNDERGROUND ELECTRIC	---



TYPICAL STREET & UTILITY ASSIGNMENT SECTION
 NOT TO SCALE

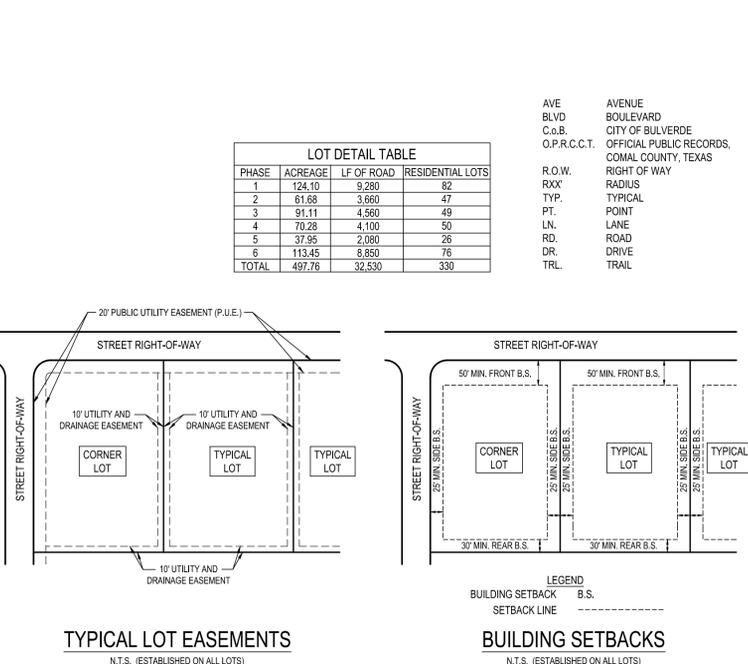
* DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS.

** MINIMUM DEPTH OF COVER ABOVE WATERLINE SHALL BE FROM TOP OF PIPE TO PROPOSED GRADE.

*** LOCATE ELECTRIC HERE WHEN GAS, WATER AND ELECTRIC ARE ON THE SAME SIDE.

**** MINIMUM DEPTH OF COVER ABOVE STORM SEWER SHALL BE FROM TOP OF PIPE TO BOTTOM OF PROPOSED PAVEMENT SUBGRADE MATERIAL.

UTILITY	COVER
ELECTRIC PRIMARY	36"
ELECTRIC SECONDARY	24"
WATER	36"
WASTE WATER	60"
STORM SEWER	24"
GAS	36"
TELECOMMUNICATIONS	36"



LOT DETAIL TABLE

PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	124.10	9,280	82
2	61.68	3,660	47
3	91.11	4,560	49
4	70.28	4,100	50
5	37.95	2,080	26
6	113.45	8,850	76
TOTAL	497.76	32,530	330



MASTER DEVELOPMENT PLAN
 FOR
THE GOLDSMITH DEVELOPMENT
 BULVERDE, TEXAS

CS100

JOB NO. 3219.00
 DESIGNED BY: M. HUBBLE
 DRAWN BY: T. SAUR
 CHECKED BY: G. KELLER
 SHEET NO. 1

LEGEND

- CITY OF BULVERDE LIMITS
- PROPERTY BOUNDARY
- EXISTING 10' MAJOR CONTOUR
- EXISTING 2' MINOR CONTOUR
- ADJOINER PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PHASING BOUNDARY
- REAR LOT LINES
- STORMWATER CONVEYANCE FLOW PATH

OWNER 1:
 C/O BEN BUNKER
 BITTERBLUE, INC.
 11 LYNN BATTIS LANE, #100
 SAN ANTONIO, TX 78218

SUBDIVIDER:
 C/O BEN BUNKER
 BITTERBLUE, INC.
 11 LYNN BATTIS LANE, #100
 SAN ANTONIO, TX 78218

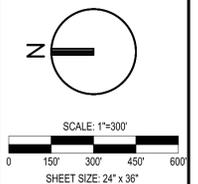
SURVEYOR:
 C/O KYLE L. PRESSLER, R.P.L.S.
 MATKIN HOOVER ENGINEERING
 AND SURVEYING
 8 SPENCER ROAD, SUITE 300
 BOERNE, TX 78006

ENGINEER:
 GARRETT D. KELLER, P.E.
 MATKIN HOOVER ENGINEERING
 AND SURVEYING
 8 SPENCER ROAD, SUITE 100
 BOERNE, TX 78006

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.0%	15.0%	
2	15.0%	20.0%	
3	20.0%	25.0%	
4	25.0%	1000.0%	

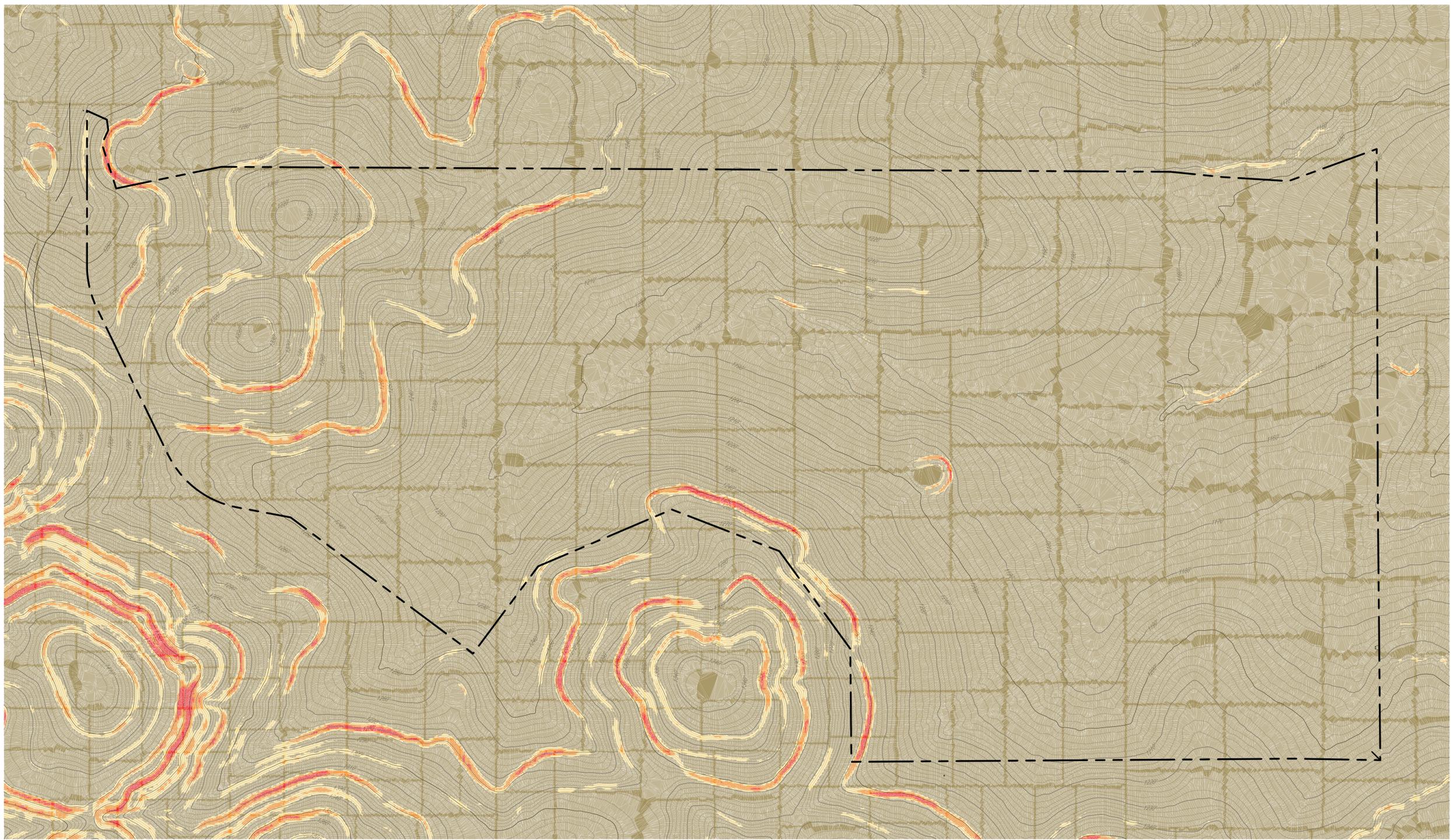
LAND USE "R-2" SUMMARY
 PROPERTY AREA: 497.76 ACRES
 LOT COUNT: 330 MAXIMUM
 LOT SIZE: "ONE TO 4.99 ACRES" - MEDIUM DENSITY
 DENSITY: 330 (LOTS) / 497.76 (ACRES) = 0.66 EDU/ACRE
 LENGTH OF ROAD CENTERLINE (L.F.): 33.325'
 DRAINAGE AREA: 67.7 ACRES
 PARKLAND AREA: 5.6 ACRES



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REVISIONS:

NO.	DATE	DESCRIPTION



MATKIN HOOVER
 ENGINEERING
 & SURVEYING
 3305 SHELL ROAD SUITE 100
 BOERNE, TEXAS 78006
 817.266.2244
 CONTACT: MATKIN@MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

MASTER DEVELOPMENT PLAN - SLOPE MAP
 FOR
 GOLDSMITH
 BULVERDE, TEXAS

CS101

JOB NO.	3219.00
DESIGNED BY:	T. LUNG
DRAWN BY:	T. LUNG
CHECKED BY:	G. KELLER
SHEET NO:	2 2

NOTES:

1. ACREAGE OF SUBDIVISION = 131.60 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.55 AC/LOT.
 2. NO LOTS IN PHASE 1 ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0215F DATED SEPTEMBER 2, 2009.
 3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
 4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
 5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
 6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
 7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITHIN THE SUBDIVISION.
 8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN/HOOVER CAP.
 9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013, DISTANCES SHOWN HEREON ARE GRID UNITS, VERTICAL DATUM IS BASED ON NAVD88.
 10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
 11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
 12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
 13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
 14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
 15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 16. A DEVELOPMENT AGREEMENT FOR GOLDSMITH WAS EXECUTED ON OCTOBER 13, 2015 AND RECORDED AS DOCUMENT NO. 201606017213 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AMENDMENT NO. 1 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON SEPTEMBER 5, 2018, AND RECORDED AS DOCUMENT NO. 201806033064, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. AMENDMENT NO. 2 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON JANUARY 8, 2021, AND RECORDED AS DOCUMENT NO. 202106001536, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
 18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
 19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOTS 901, 902, 903, 904, 905 & 906 ARE DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1009 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE POA.
 20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND OBTAINING THE CITY ORDINANCES AND GIVING THE CITY AND ITS AUTHORITY OFFICERS AND DESIGNATED UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES, THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
 21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
 22. LOT OWNERS MUST ENSURE THAT ALL DRIVEWAYS ARE CONSTRUCTED TO DRAIN TOWARDS THE ROADWAY WITHIN THE STREET RIGHT OF WAY. ALL DRIVEWAYS MUST HAVE A MINIMUM ELEVATION INCREASE OF 10.25 INCHES FROM THE HIGHEST GUTTER ELEVATION ABUTTING TO THE DRIVEWAY TO ENSURE THAT STORMWATER IS CONTAINED WITHIN THE RIGHT OF WAY. FAILURE TO DO SO COULD RESULT IN UNDESIRED STORMWATER DISCHARGE WITHIN THE LOT.
 23. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORM WATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.
 24. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
 25. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
 26. GOLDSMITH PHASE 1 DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,229 SF PER 1.01 ACRE LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,229 SF PER 1.01 ACRES MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THE IMPERVIOUS COVER PERMITTED INCREASES BY 10,229 SF FOR EACH LOT COMBINED.
- PEDERNALES ELECTRIC NOTES:**
1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW. NONE.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PRELIMINARY PLAT FOR GOLDSMITH, PHASE 1

A 131.60 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 570, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 497.85 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 85

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE I IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0215F. EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

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

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

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

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

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

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

I, BEN BUNKER, AUTHORIZED AGENT FOR BBI GOLDSMITH 2021, LP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENTS NO. 202106023814 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS GOLDSMITH PHASE 1.

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

BBI GOLDSMITH 2021, LP
C/O BEN BUNKER
11 LYNN BATTS #100
SAN ANTONIO, TEXAS 78218

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

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

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

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

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF GOLDSMITH, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

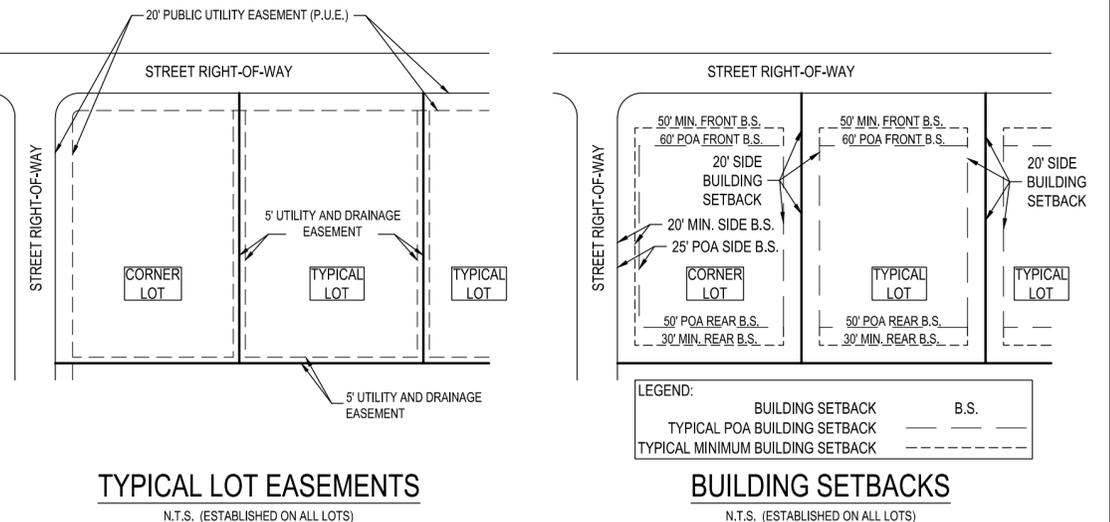
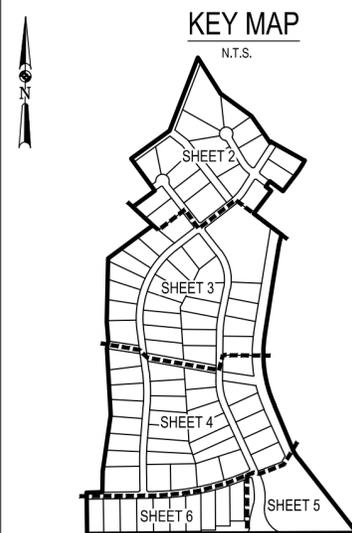
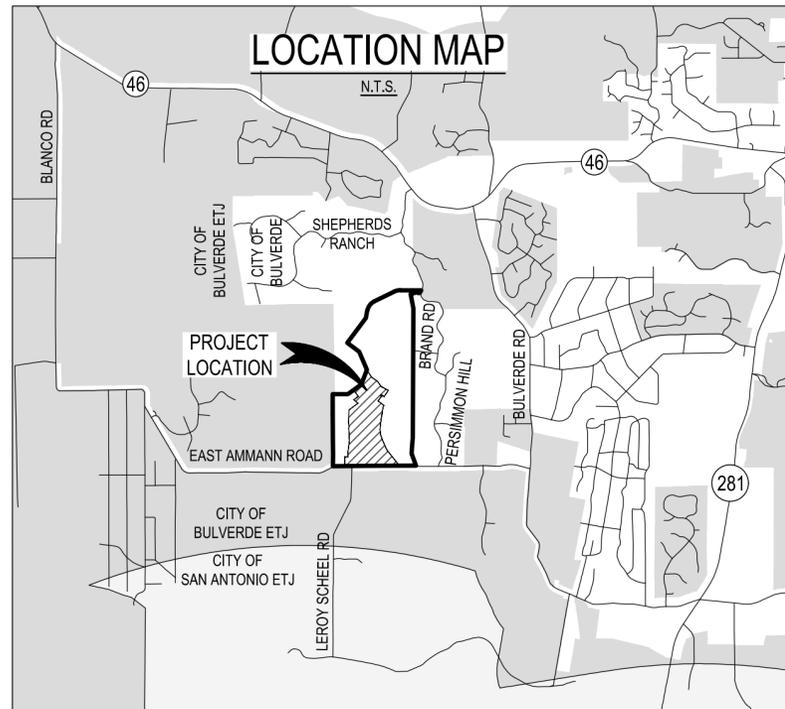
DATED THIS ____ DAY OF _____, YEAR ____

BY: _____
CHAIRPERSON

THIS PLAT OF GOLDSMITH, PHASE 1 WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE ____ DAY OF _____, 20____. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THIS ____ DAY OF _____, YEAR ____

BY: _____
PLANNING DIRECTOR



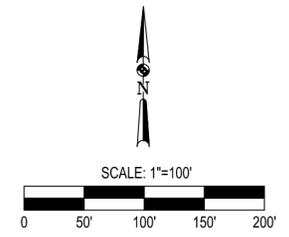
OWNER/DEVELOPER:
BBI GOLDSMITH 2021, LP
C/O BEN BUNKER
11 LYNN BATTS LANE #100
SAN ANTONIO, TEXAS 78218
D: (210) 849-7535
BEN@BITTERBLUE.COM

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

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
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GKELLER@MATKINHOOVER.COM

MATKINHOOVER
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8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512-866-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: APRIL 12, 2022
PRINT/REVISION DATE: MAY 6, 2022
MHE JOB NO. - 3219.01
MHS JOB NO. - 21-4025



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊙ FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "JONES CARTER"
 - ⊙ FOUND 1/2" IRON ROD WITH A PINK PLASTIC CAP STAMPED "6418"
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
 - BULVERDE CITY LIMITS LINE



PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 1

A 131.80 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 570, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 497.85 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

OWNER/DEVELOPER:
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C/O BEN BUNKER
11 LYNN BATTS LANE #100
SAN ANTONIO, TX 78218
(210) 849-7535
BEN@BITTERBLUE.COM

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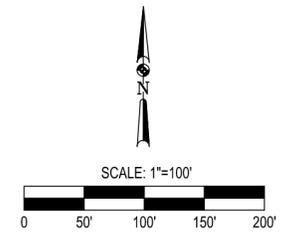
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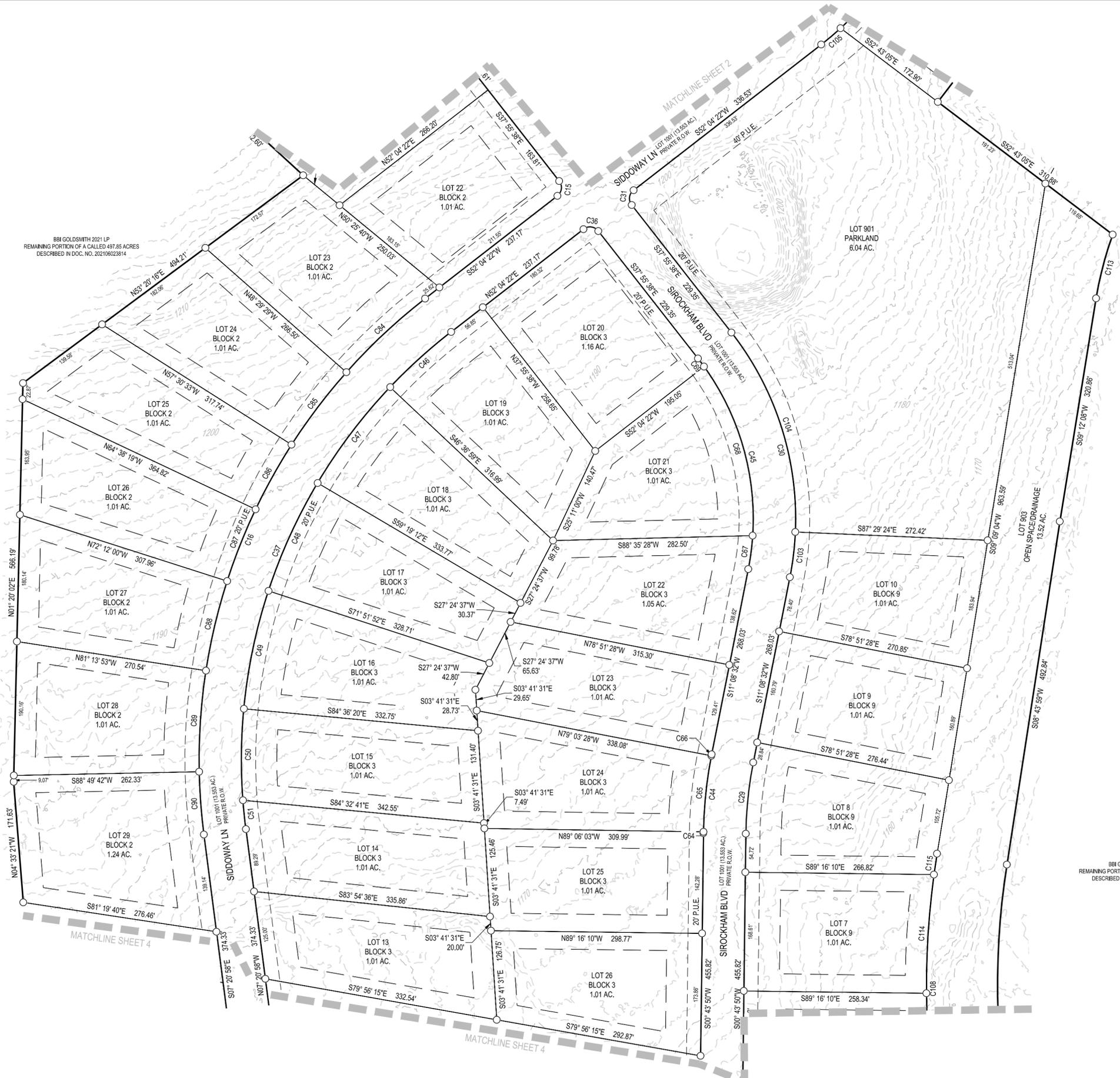
3303 SHELL ROAD SUITE 3
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OFFICE: (512) 866-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: APRIL 12, 2022
PRINT/REVISION DATE: -
MHE JOB NO. - 3219.01
MHS JOB NO. - 21-4025
SHEET 2 OF 7



BBI GOLDSMITH 2021 LP
REMAINING PORTION OF A CALLED 497.85 ACRES
DESCRIBED IN DOC. NO. 202106023814

BBI GOLDSMITH 2021 LP
REMAINING PORTION OF A CALLED 497.85 ACRES
DESCRIBED IN DOC. NO. 202106023814



- LEGEND**
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 - BULVERDE CITY LIMITS LINE

FINISHED FLOOR ELEVATIONS
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PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 1

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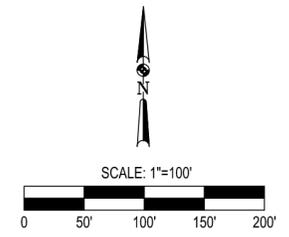
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SUBMITTAL DATE: APRIL 12, 2022
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MHE JOB NO. - 3219.01
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 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK (TYP.)
 - MINIMUM BUILDING SETBACKS, SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
 - BULVERDE CITY LIMITS LINE

BBI GOLDSMITH 2021 LP
REMAINING PORTION OF A CALLED 497.85 ACRES
DESCRIBED IN DOC. NO. 202106023814

TEMPORARY TURNAROUND EASEMENT
SEE SHEET 6 - TO EXPIRE UPON
INCORPORATION OF FUTURE PLAT

PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 1

A 131.80 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 570, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 497.85 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

OWNER/DEVELOPER:
BBI GOLDSMITH 2021 LP
C/O BEN BUNKER
11 LYNN BATTS LANE #100
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(210) 849-7535
BEN@BITTERBLUE.COM

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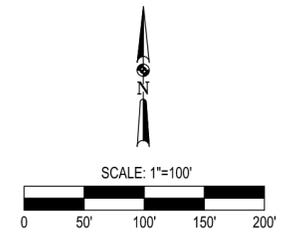
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: APRIL 12, 2022
PRINT/REVISION DATE: - MAY 6, 2022

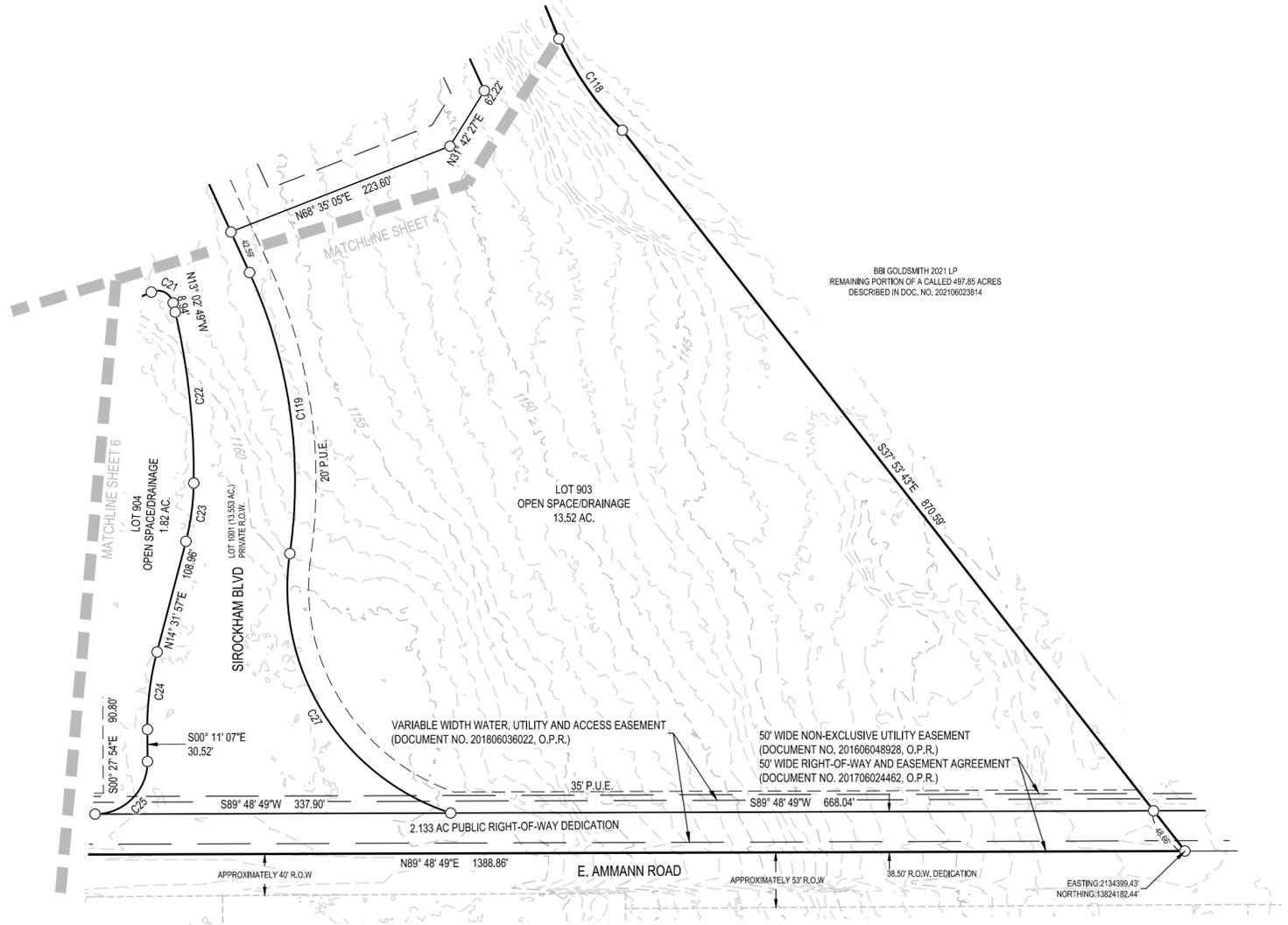
MHE JOB NO. 3219.01
MHS JOB NO. - 21-4025

SHEET 4 OF 7

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



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊙ FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "JONES CARTER"
 - ⦿ FOUND 1/2" IRON ROD WITH A PINK PLASTIC CAP STAMPED "6418"
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
 - BULVERDE CITY LIMITS LINE



BBI GOLDSMITH 2021 LP
REMAINING PORTION OF A CALLED 497.85 ACRES
DESCRIBED IN DOC. NO. 202106023814

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

PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 1

A 131.80 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 570, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 497.85 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

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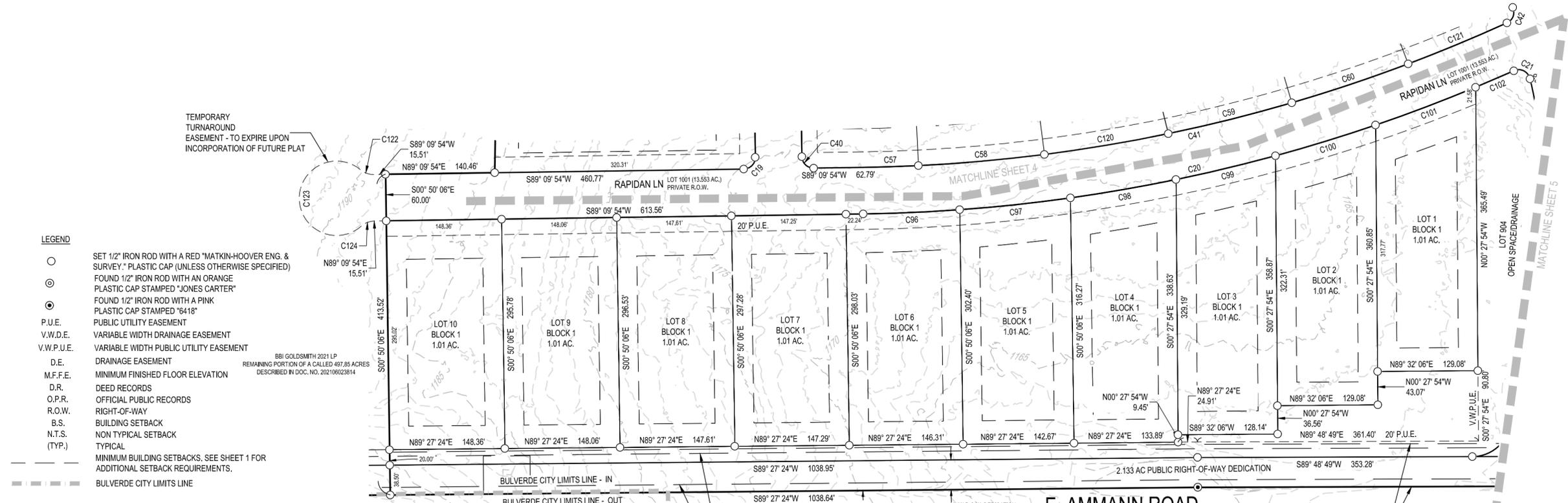
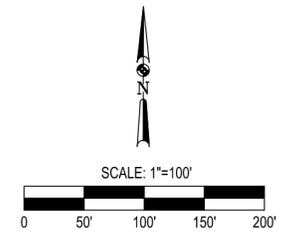
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244

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

SUBMITTAL DATE: APRIL 12, 2022
PRINT/REVISION DATE: - MAY 6, 2022

MHE JOB NO. 3219.01
MHS JOB NO. - 21-4025

SHEET 5 OF 7



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊙ FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "JONES CARTER"
 - ⊙ FOUND 1/2" IRON ROD WITH A PINK PLASTIC CAP STAMPED "6418"
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - MINIMUM BUILDING SETBACKS, SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
 - - - - BULVERDE CITY LIMITS LINE

BBI GOLDSMITH 2021 LP
REMAINING PORTION OF A CALLED 497.85 ACRES
DESCRIBED IN DOC. NO. 202106023814

50' WIDE NON-EXCLUSIVE UTILITY EASEMENT
(DOCUMENT NO. 201606048928, O.P.R.)
50' WIDE RIGHT-OF-WAY AND EASEMENT AGREEMENT
(DOCUMENT NO. 201706024462, O.P.R.)

VARIABLE WIDTH WATER, UTILITY AND ACCESS EASEMENT
(DOCUMENT NO. 201806036022, O.P.R.)

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

PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 1

A 131.60 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 570, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 497.85 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

<p>OWNER/DEVELOPER: BBI GOLDSMITH 2021 LP C/O BEN BUNKER 11 LYNN BATTS LANE #100 SAN ANTONIO, TX 78218 (210) 849-7535 BEN@BITTERBLUE.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKIN HOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: APRIL 12, 2022 PRINT/REVISION DATE: - MAY 6, 2022</p> <p>MHE JOB NO. 3219.01 MHS JOB NO. - 21-4025</p> <p>SHEET 6 OF 7</p>
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	370.00'	23.38'	3°37'14"	N30° 58' 52"E	23.38'
C2	15.00'	24.74'	94°29'26"	N80° 02' 12"E	22.03'
C3	220.00'	85.88'	22°22'00"	S41° 32' 05"E	85.34'
C4	15.00'	13.91'	53°07'48"	S03° 47' 11"E	13.42'
C5	60.00'	299.77'	286°15'37"	N59° 38' 55"E	72.00'
C6	15.00'	13.91'	53°07'48"	N56° 54' 59"W	13.42'
C7	280.00'	109.30'	22°22'00"	N41° 32' 05"W	108.61'
C8	15.00'	22.39'	85°30'34"	N09° 57' 48"W	20.37'
C9	370.00'	124.51'	19°16'53"	N42° 25' 55"E	123.93'
C10	15.00'	23.56'	90°00'00"	S82° 55' 38"E	21.21'
C11	15.00'	13.91'	53°07'48"	S11° 21' 44"E	13.42'
C12	60.00'	203.60'	194°25'08"	S82° 00' 24"E	119.05'
C13	15.00'	13.91'	53°07'48"	N27° 20' 56"E	13.42'
C14	15.00'	23.08'	88°09'32"	S82° 00' 24"E	20.87'
C15	15.00'	23.56'	90°00'00"	S07° 04' 22"W	21.21'
C16	830.00'	860.80'	59°25'19"	S22° 21' 42"W	822.74'
C17	1470.00'	301.35'	11°44'44"	S01° 28' 36"E	300.82'
C18	1530.00'	139.69'	5°13'52"	S01° 46' 50"W	139.64'
C19	15.00'	23.56'	90°00'00"	S44° 09' 54"W	21.21'
C20	2130.00'	862.71'	23°12'23"	S77° 33' 42"W	856.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	15.00'	26.44'	100°59'40"	N63° 32' 39"W	23.15'
C22	683.00'	164.22'	13°46'36"	N06° 09' 31"W	163.83'
C23	233.00'	56.13'	13°48'11"	N07° 37' 52"E	56.00'
C24	293.00'	74.69'	14°36'22"	N07° 07' 04"E	74.49'
C25	50.00'	78.54'	89°59'57"	N44° 48' 51"E	70.71'
C27	226.50'	315.53'	79°48'59"	S31° 42' 09"E	290.63'
C28	470.00'	207.26'	25°15'57"	S11° 54' 09"E	205.58'
C29	560.00'	101.76'	10°24'43"	S05° 56' 11"W	101.62'
C30	430.00'	368.26'	49°04'11"	S13° 23' 33"E	357.11'
C31	15.00'	23.56'	90°00'00"	S07° 04' 22"W	21.21'
C32	430.00'	144.70'	19°16'53"	S42° 25' 55"W	144.02'
C33	15.00'	24.74'	94°29'26"	S80° 02' 12"W	22.03'
C34	15.00'	22.39'	85°30'34"	S09° 57' 48"E	20.37'
C35	430.00'	27.17'	3°37'14"	S30° 58' 52"W	27.17'
C36	15.00'	23.56'	90°00'00"	S82° 55' 38"E	21.21'
C37	770.00'	798.58'	59°25'19"	N22° 21' 42"E	763.26'
C38	1530.00'	313.65'	11°44'44"	N01° 28' 36"W	313.10'
C39	1470.00'	134.21'	5°13'52"	N01° 46' 50"E	134.17'
C40	15.00'	23.56'	90°00'00"	N45° 50' 06"W	21.21'
C41	2070.00'	855.54'	23°40'50"	S77° 19' 29"W	849.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C42	15.00'	23.57'	90°01'11"	S20° 28' 28"W	21.22'
C43	530.00'	233.72'	25°15'57"	S11° 54' 09"E	231.83'
C44	620.00'	112.67'	10°24'43"	S05° 56' 11"W	112.51'
C45	370.00'	316.88'	49°04'11"	S13° 23' 33"E	307.28'
C46	770.00'	116.77'	8°41'20"	S47° 43' 41"W	116.66'
C47	770.00'	170.72'	12°42'13"	S37° 01' 55"W	170.38'
C48	770.00'	168.59'	12°32'41"	S24° 24' 28"W	168.25'
C49	770.00'	171.23'	12°44'28"	S11° 54' 54"W	170.88'
C50	770.00'	130.00'	9°40'24"	S00° 33' 28"W	129.85'
C51	770.00'	41.26'	3°04'14"	S05° 48' 51"E	41.26'
C52	1530.00'	94.09'	3°31'24"	N05° 35' 16"W	94.07'
C53	1530.00'	128.13'	4°47'54"	N01° 25' 37"W	128.09'
C54	1530.00'	91.43'	3°25'26"	N02° 41' 03"E	91.41'
C55	1470.00'	53.05'	2°04'04"	S03° 21' 44"W	53.05'
C56	1470.00'	81.16'	3°09'48"	S00° 44' 48"W	81.15'
C57	2070.00'	71.93'	1°59'28"	N88° 10' 10"E	71.93'
C58	2070.00'	162.68'	4°30'10"	N84° 55' 21"E	162.64'
C59	2070.00'	163.76'	4°31'58"	N75° 55' 58"E	163.72'
C60	2070.00'	157.96'	4°22'20"	N71° 28' 49"E	157.92'
C61	530.00'	56.76'	6°08'08"	S21° 28' 04"E	56.73'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C62	530.00'	123.22'	13°19'14"	S11° 44' 23"E	122.94'
C63	530.00'	53.74'	5°48'35"	S02° 10' 28"E	53.72'
C64	620.00'	1.83'	0°10'08"	S00° 48' 53"W	1.83'
C65	620.00'	108.67'	10°02'34"	S05° 55' 15"W	108.54'
C66	620.00'	2.17'	0°12'01"	S11° 02' 32"W	2.17'
C67	370.00'	47.85'	7°24'33"	N07° 26' 16"E	47.81'
C68	370.00'	254.72'	39°26'42"	N15° 59' 22"W	249.72'
C69	370.00'	14.31'	2°12'56"	N36° 49' 10"W	14.31'
C70	370.00'	11.62'	1°47'59"	S30° 04' 14"W	11.62'
C71	370.00'	11.76'	1°49'15"	N31° 52' 51"E	11.76'
C72	60.00'	60.26'	57°32'40"	N05° 59' 37"W	57.76'
C73	60.00'	74.93'	71°33'02"	N70° 32' 27"W	70.15'
C74	60.00'	47.80'	45°38'59"	S50° 51' 32"W	46.55'
C75	60.00'	48.03'	45°52'00"	S05° 06' 03"W	46.76'
C76	60.00'	68.75'	65°38'56"	S50° 39' 25"E	65.05'
C77	280.00'	0.66'	0°08'07"	S30° 25' 09"E	0.66'
C78	280.00'	108.64'	22°13'53"	S41° 36' 09"E	107.96'
C79	370.00'	103.34'	16°00'10"	N40° 47' 34"E	103.01'
C80	370.00'	21.17'	3°16'42"	N50° 26' 00"E	21.17'
C81	60.00'	78.31'	74°46'56"	N22° 11' 18"W	72.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C82	60.00'	43.49'	41°32'03"	N80° 20' 48"W	42.55'
C83	60.00'	81.79'	78°06'09"	S39° 50' 06"W	75.60'
C84	830.00'	153.03'	10°33'51"	S46° 47' 26"W	152.82'
C85	830.00'	128.91'	8°53'56"	S37° 03' 33"W	128.78'
C86	830.00'	105.00'	7°14'54"	S28° 59' 08"W	104.93'
C87	830.00'	109.54'	7°33'41"	S21° 34' 50"W	109.46'
C88	830.00'	130.83'	9°01'53"	S13° 17' 03"W	130.69'
C89	830.00'	144.00'	9°56'25"	S03° 47' 54"W	143.82'
C90	830.00'	89.49'	6°10'40"	S04° 15' 38"E	89.45'
C91	1470.00'	101.13'	3°56'30"	N05° 22' 43"W	101.11'
C92	1470.00'	161.22'	6°17'01"	N00° 15' 57"W	161.14'
C93	1470.00'	39.00'	1°31'13"	N03° 38' 10"E	39.00'
C94	1530.00'	44.56'	1°40'07"	S03° 33' 42"W	44.56'
C95	1530.00'	95.13'	3°33'45"	S00° 56' 46"W	95.12'
C96	2130.00'	124.14'	3°20'22"	N87° 29' 43"E	124.13'
C97	2130.00'	143.30'	3°51'17"	N83° 53' 53"E	143.27'
C98	2130.00'	137.82'	3°42'26"	N80° 07' 02"E	137.79'
C99	2130.00'	131.56'	3°32'20"	N76° 29' 39"E	131.54'
C100	2130.00'	134.73'	3°37'27"	N72° 54' 46"E	134.71'
C101	2130.00'	137.64'	3°42'09"	N69° 14' 58"E	137.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C102	2130.00'	53.51'	1°26'22"	N66° 40' 42"E	53.51'
C103	430.00'	64.78'	8°37'56"	N06° 49' 34"E	64.72'
C104	430.00'	303.48'	40°26'15"	N17° 42' 31"W	297.22'
C105	430.00'	35.87'	4°46'46"	N49° 40' 59"E	35.86'
C106	430.00'	108.84'	14°30'07"	N40° 02' 32"E	108.55'
C107	754.70'	134.95'	10°14'43"	N32° 09' 34"E	134.77'
C108	1183.93'	384.75'	18°37'10"	S00° 09' 31"E	383.06'
C109	1183.93'	5.19'	0°15'04"	S24° 38' 37"E	5.19'
C110	1183.93'	158.28'	7°39'36"	S20° 41' 17"E	158.16'
C111	1183.93'	67.65'	3°16'26"	S15° 13' 17"E	67.64'
C112	1183.93'	231.12'	11°11'06"	S19° 10' 37"E	230.75'
C113	500.00'	93.63'	10°43'47"	N14° 34' 02"E	93.50'
C114	1183.93'	168.97'	8°10'38"	S03° 36' 35"W	168.83'
C115	1183.93'	30.02'	1°27'10"	S08° 25' 29"W	30.02'
C116	1183.93'	185.76'	8°59'22"	S04° 58' 25"E	185.57'
C117	1100.00'	642.25'	33°27'10"	N07° 48' 32"W	633.17'
C118	300.00'	106.46'	20°19'58"	N34° 42' 07"W	105.91'
C119	480.00'	274.29'	32°44'28"	S08° 09' 54"E	270.57'
C120	2070.00'	161.56'	4°28'19"	N80° 26' 06"E	161.52'
C121	2070.00'	137.65'	3°48'36"	N67° 23' 21"E	137.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C122	25.00'	17.94'	41°06'44"	N70° 16' 44"W	17.56'
C123	48.00'	219.68'	262°13'27"	S00° 50' 06"E	72.33'
C124	25.00'	17.94'	41°06'44"	N68° 36' 32"E	17.56'
C125	48.00'	219.68'	262°13'27"	N60° 49' 45"W	72.33'
C126	25.00'	17.94'	41°06'44"	S08° 36' 53"W	17.56'
C127	25.00'	17.94'	41°06'44"	N49° 43' 37"E	17.56'

PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 1

A 131.60 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 570, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 497.85 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

OWNER/DEVELOPER:
BBI GOLDSMITH 2021 LP
C/O BEN BUNKER
11 LYNN BATTS LANE #100
SAN ANTONIO, TX 78218
(210) 849-7535
BEN@BITTERBLUE.COM

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

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

MATKIN HOOVER
ENGINEERING
& SURVEYING

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

SUBMITTAL DATE: APRIL 12, 2022
PRINT/REVISION DATE: - MAY 6, 2022

MHE JOB NO. 3219.01
MHS JOB NO. - 21-4025

SHEET 7 OF 7



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: Goldsmith Phase I
Preliminary Plat Review
PC-22-12

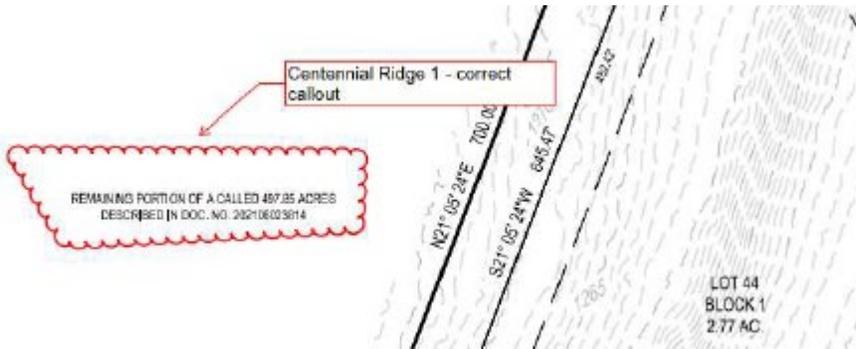
DATE: May 2, 2022

Half Associates and City Staff have performed a review on the Preliminary Plat application and supporting documents for the Goldsmith Phase 1 development, dated 04/12/2022. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2015) of the City of Bulverde, the Bulverde Drainage Design Manual (dated April 2012) AND the Development Agreement, most recent addendum dated November 2020. 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. Plat does not match approved MDP. Update plat or submit MDP amendment to correct this discrepancy.
2. Include property legal description under the Subdivision Name on each sheet of the plat. Revise name of plat to include "Preliminary Plat"
3. Add bar scale to plan sheets.
4. Outside boundary line of subdivision should be heavier line type than the ROW line.
5. Owner's certification should follow the language from Section 1.05(b)(ii)(9) – ending with "...hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements, and public places thereon shown for the purposes and considerations therein expressed."
6. Missing bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey [Sec.1.05(b)(ii)(14)].
7. Show City Limit / ETJ boundary where it is adjacent to plat.
8. Add enough contour labels to identify elevations throughout property (i.e. Sheet 6 of 7 does not have a single label shown).
9. Show and dimension existing Ammann Road ROW adjacent to plat.

10. Correct adjacent property information on sheet 2 of 7, adjacent to lots 35, 36, 43 & 44. This appears to be Centennial Ridge Unit 1 (show adjacent lots in dashed linework per Sec.1.05(b)(ii)(20)).



11. Show slope easements on plat, per included slope exhibit.
12. Hatch drainage easements, as shown in legend.
13. Dimension temporary turn around easements and include note that they shall expire upon incorporation into future plat.
14. Temporary turn around easement on sheet 6 of 7 is cutoff in viewport.
15. Lot 43, Block 1 does not meet minimum frontage requirements.
16. Show adjoining ownership information for all surrounding areas

Plat Supporting Documents, Ordinance Section 1.04(c)

1. Contours appear to be shifted on the submitted Master Utility Plan.
2. Comments to Drainage Study and Tree Survey were previously made in the memo for Phase 1 Construction Plans, dated March 30, 2022, and must be addressed prior to plat acceptance unless confirmed with City to be acceptable to postponed to revised construction plan submittal. At a minimum, the 100-year inundation study needs to be submitted to confirm drainage easement limits on lots backing up to Lot 903.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-13

REPLAT

Replat of Lots 19 and 20, Block 11, Belle Oaks
Ranch Phase VII

MEETING DATE: May 12th, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consideration of a Replat for Lots 19 & 20, Block 11, Belle Oaks Ranch Phase VII, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Road.

APPLICANT:

Brent Smith, Janel Smith and Peggy Smith

17010 N Highland Lane

Colbert, Spokane County, WA 99005

PROPERTY INFORMATION:

Owner: Brent Smith, Janel Smith and Peggy Smith

Legal Description: Lots 19 & 20, Block 11, Belle Oaks Ranch Phase VII

Size: 2.21 acres; 2 lots

Existing Land Use: Undeveloped

Existing Zoning: R-2 Residential

Proposed Land-Use: Single-Family Residential

SUMMARY & ANALYSIS:

This is a proposed replat of 2.21 acres, which were previously platted as Lot 19 Block 11 and Lot 20, Block 11 of Belle Oaks Ranch Phase VII. The purpose of this replat is to combine Lots 19 and 20, Block 11, creating Lot 19R.

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

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

STAFF RECOMMENDATION:

The application, plat and required documents have been reviewed by Halff Associates and City staff. Review comments have not been addressed.

Therefore, Staff recommends DENIAL of this Replat.

ATTACHMENTS:

Application

Plat

Plat Review Memo



APPLICATION FOR REPLAT

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

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

1. Name of Subdivision: BELLE OAKS RANCH Unit No VII
 Location Description/Nearest Intersection: LOTS 19 & 20, BLOCK 11, BELLE OAKS RANCH PHASE VII

2. Owner/Applicant: Brent Smith and Janel Smith and Peggy Smith
 Address: 17010 N. Highland Ln, Colbert, Spokane County, WA 99005 Email: bwsmith11@yahoo.com
 Telephone: 509-714-7072 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): KYLE PRESSLER
 Address: 8 SPECNER RD, STE 300 | BOERNE TX, 78006 Email: KYLE.PRESSLER@MATKINHOVER.COM
 Telephone: 830-249-0600 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>C.L.W.S.C.</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>2</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>2.21 AC.</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.

Janel Smith Peggy Smith
 Signature of Owner/Applicant

3/14/2022
 Date

Fees and Submittal Dates on Page 2

Fees:

Replats/Vacating Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

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



Planning and Development Replat Application Checklist

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

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

- NOTES:
1. ACREAGE OF AMENDING PLAT = 2.21 ACRES.
 2. NO LOTS IN PHASE VII ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009.
 3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
 4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
 5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
 6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
 7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
 8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOVER CAP.
 9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD83.
 10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
 11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
 12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
 13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
 14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
 15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201802001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION, AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
 17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
 18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
 19. SPECIAL LOT DEDICATION DESIGNATION:
 - 19.1. LOT 917 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1007 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE POA.
 20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
 21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
 22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
 23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
 24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
 25. BELLE OAKS RANCH PHASE VII DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

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

STATE OF TEXAS §
COUNTY OF COMAL §

I, BRENT SMITH AND JANEL SMITH AND PEGGY SMITH SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 202106045426, OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

BRENT SMITH JANEL SMITH PEGGY SMITH
17010 N. HIGHLAND LN, COLBERT, 17010 N. HIGHLAND LN, COLBERT, 17010 N. HIGHLAND LN, COLBERT,
SPOKANE COUNTY, WA 99005 SPOKANE COUNTY, WA 99005 SPOKANE COUNTY, WA 99005

STATE OF TEXAS §
COUNTY OF COMAL §

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

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

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

REPLAT OF LOT 19 & 20, BLOCK 11, BELLE OAKS RANCH PHASE VII, ESTABLISHING LOT 19R

A 2.21 ACRE TRACT OF LAND AND BEING ALL OF LOT 19 AND 20, BLOCK 11, BELLE OAKS RANCH, PHASE VII SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202106043827, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 19, BLOCK 11 AND LOT 20, BLOCK 11, BELLE OAKS RANCH PHASE VII INTO LOT 19R, BLOCK 11, BELLE OAKS RANCH PHASE VII.

STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO LOTS IN PHASE VII ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

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

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

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

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

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

THIS REPLAT OF LOT 19 & 20 BLOCK 11, OF BELLE OAKS RANCH PHASE VII, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

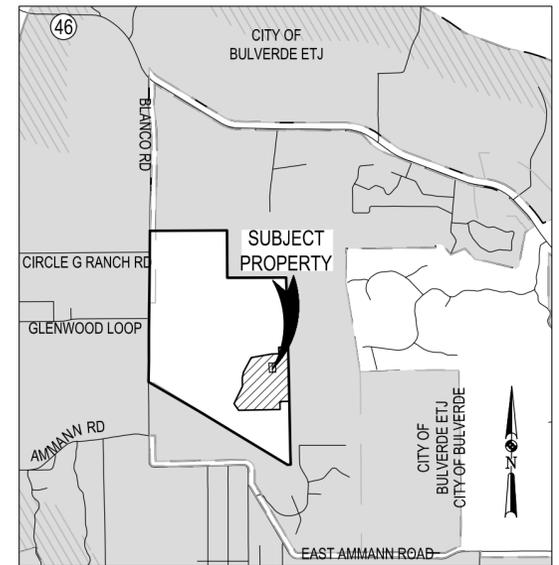
DATED THIS ___ DAY OF ___, YEAR _____

BY: _____
CHAIRPERSON

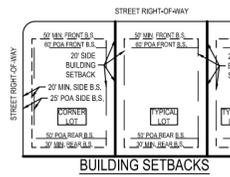
THIS REPLAT OF _____ WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE ___ DAY OF ___, 20__, THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH REPLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE ___ DAY OF ___, 20__.

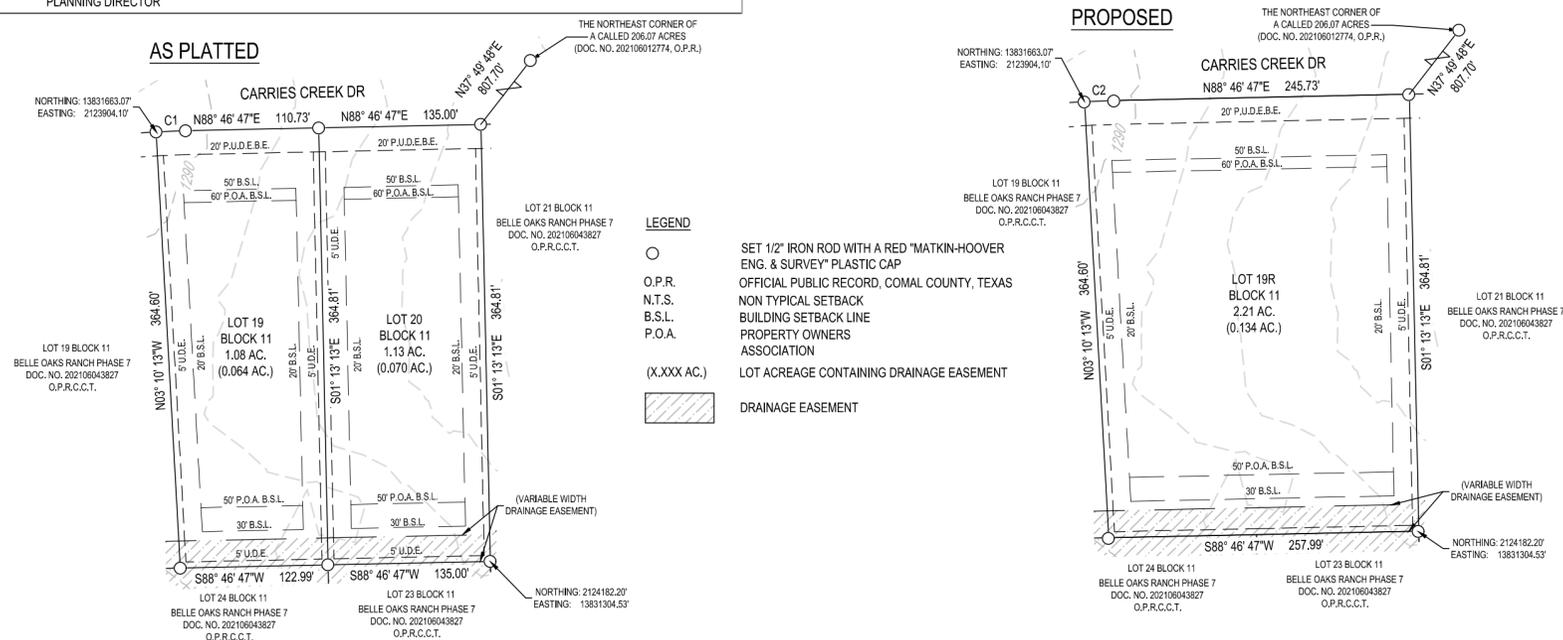
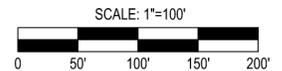
PLANNING DIRECTOR



VICINITY MAP
N.T.S.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	725.00'	24.67'	1°56'59"	S87° 48' 17"W	24.67'
C2	725.00'	24.67'	1°56'59"	S87° 48' 17"W	24.67'



OWNER/DEVELOPER:
BRENT SMITH AND JANEL SMITH AND PEGGY SMITH
17010 N. HIGHLAND LN, COLBERT,
SPOKANE COUNTY, WA 99005

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

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

MATKINHOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.866.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: 3/14/2022
MHE JOB NO. - 2969.07
MHS JOB NO. - 17-4180



PLANNING & DEVELOPMENT DEPARTMENT

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

REVIEW MEMORANDUM

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

FROM: Grant Fore
gfore@bulverdetx.gov

SUBJECT: Lot 19 & 20 Replat Review
Belle Oaks Ranch Phase 7
PC-22-13

DATE: May 2, 2022

Half Associates and City Staff performed a review on the Belle Oaks Ranch Phase 7 Lot 19 & 20 Replat, dated 03/14/2022. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with specific items to be addressed by the applicant before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Owner's certification should follow the language from Section 1.05(b)(ii)(9) – ending with ..."hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements, and public places thereon shown for the purposes and considerations therein expressed."
2. Insert full plat name in Planning Director and Chairperson signature blocks.
3. Correct the Lot number shown adjacent to the west side of the subject replat area in both "As Platted" and "Proposed" views. Currently calls out Lot 19, but should say Lot 18.

Plat Supporting Documents, Ordinance Section 1.04(c)

No Comments

There is a utility and drainage easement between existing Lots 19 & 20 that will need to be removed as part of this replat. It appears final release from Canyon Lake Water Service Company (CLWSC) is in the process of releasing the utility easement between Lots 80 & 81, and other utility companies have already provided release approval. Drainage is not an issue with the removal of this easement.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-14
FINAL PLAT
4S RANCH, UNIT 9B/9C, MUSTANG VISTA
PHASE 5

MEETING DATE: May 12th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for 4S Ranch, Unit 9B, 9C & Mustang Vista Phase 5 located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: A 39.021 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE TWNC RR CO SURVEY NUMBER 850, ABSTRACT 879, IN COMAL COUNTY, TEXAS.
Size: 39.021 acres; 126 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Unit 9B/9C & Mustang Vista Phase 5 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) was subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 39.021 acres of vacant property and establishes 126 single-family residential lots. The density class for this plat is high-density.

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

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

The application and proposed plat were reviewed and approved by City Staff and Halff Associates. All comments made during review have been addressed. Therefore, Staff recommends **approval** of this final plat.

ATTACHMENTS:

Application

Master Development Plan

Final Plat

Acceptance Memo



APPLICATION FOR FINAL PLAT

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

www.bulverdetx.gov

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

1. Name of Subdivision: 4S Ranch Unit - 9B/9C & Mustang Vista Phase 5 Unit No _____
Location Description/Nearest Intersection: Approximately 1.9 miles Southeast of Mustang Vista and Stahl Lane intersection

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
Address: 100 NE Loop 410, Suite 1155, San Antonio, TX 78216 Email: richard.mott@lennar.com
Telephone: _____ Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits: In Out (ETJ)
Commercial: Yes No
Residential: Yes No

Water Source: _____ CLWSC
Sewage Treatment: GBRA

No. of Lots: 126
Total Acreage without floodplain: 39.021
Density Class: High
Zoning Class: Single Family

TxDOT Frontage: Yes No
100-Year Floodplain: Yes No

Edwards Aquifer Zone: Recharge
 Contributing

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

DocuSigned by:
Richard Mott
904C110AE8D1AAE
Signature of Owner/Applicant

4/8/2022 | 1:14 PM PDT
Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

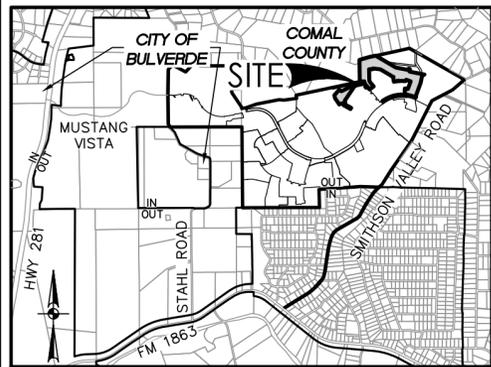
Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY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

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

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



LOCATION MAP

C.P.S. NOTES:

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 HEREIN. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GBRA NOTES:

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

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 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 CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.99983)
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.

MISCELLANEOUS NOTE:

1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-9B/9C & MUSTANG VISTA PHASE 5 IS 5.246 LINEAR FEET.
4. 4S RANCH UNIT-9B/9C & MUSTANG VISTA PHASE 5 LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

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

OPEN SPACE NOTE:
LOT 901, BLOCK 53 AND LOT 906, BLOCK 50 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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

SUBDIVISION PLAT
OF
4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5

A 39.021 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE TWNC RR CO SURVEY NUMBER 850, ABSTRACT 879, IN COMAL COUNTY, TEXAS.

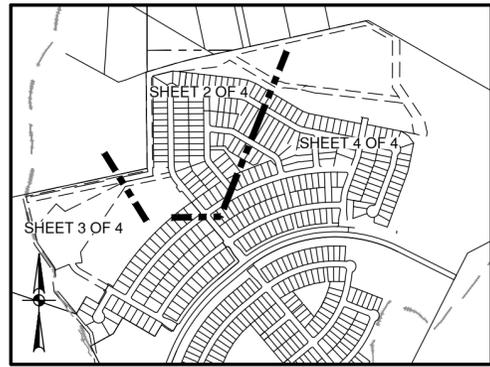
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N77°44'46"E	36.71'	L23	N2°45'26"E	90.88'	L45	N11°16'03"E	161.00'	L67	N4°31'50"E	44.40'
L2	S68°58'57"E	35.74'	L24	S20°08'42"W	41.75'	L46	S11°16'03"W	161.00'	L68	S70°13'12"W	66.05'
L3	S78°43'57"E	50.00'	L25	N88°29'22"W	72.16'	L47	S11°16'03"W	83.43'	L69	S70°12'35"W	59.61'
L4	S78°43'57"E	9.99'	L26	S84°52'22"W	50.00'	L48	N11°16'03"E	84.47'	L70	N19°47'25"W	21.01'
L5	S78°43'57"E	10.00'	L27	N5°33'08"E	40.64'	L49	S11°16'03"W	79.95'	L71	S5°02'19"W	43.00'
L6	S11°16'03"W	60.00'	L28	S89°21'50"W	137.92'	L50	S20°08'42"W	38.58'	L72	S11°16'03"W	58.04'
L7	S71°58'59"W	53.61'	L29	N5°40'14"W	59.10'	L51	N20°08'42"E	38.58'	L73	S20°05'50"W	58.30'
L8	S49°37'57"W	54.03'	L30	N56°02'34"W	86.60'	L52	N11°16'03"E	79.95'	L74	S11°16'03"W	40.00'
L9	S12°39'23"W	44.27'	L31	S89°21'50"W	50.00'	L53	S11°16'03"W	68.80'	L75	N11°16'03"E	10.00'
L10	S18°16'54"W	44.15'	L32	S0°38'10"E	24.35'	L54	S5°07'38"E	106.62'	L76	S66°38'45"E	72.47'
L11	S6°07'40"W	18.48'	L33	S19°56'25"E	79.39'	L55	N5°07'38"W	106.62'	L77	S35°30'44"E	72.38'
L12	S70°37'56"E	15.65'	L34	S50°06'56"W	50.00'	L56	N11°16'03"E	68.80'	L78	S7°36'31"E	88.13'
L13	S63°22'30"E	20.84'	L35	N39°53'04"W	10.00'	L57	N78°43'57"W	88.89'	L79	S49°00'51"E	96.79'
L14	S28°30'02"W	21.01'	L36	S50°06'56"W	10.00'	L58	S0°38'10"E	110.11'	L80	N13°49'17"W	117.26'
L15	N63°30'13"W	19.16'	L37	N39°53'04"W	106.40'	L59	N0°38'10"W	120.08'	L81	N14°56'16"W	20.16'
L16	S6°07'40"W	1.82'	L38	N35°42'46"W	10.00'	L60	N2°12'03"W	26.47'	L82	S67°42'00"W	125.00'
L17	S9°52'30"W	46.72'	L39	N36°03'54"W	10.00'	L61	N72°25'54"E	11.21'	L83	S30°10'49"W	50.00'
L18	S5°02'24"W	43.04'	L40	N39°53'04"W	32.98'	L62	S79°05'59"E	66.88'	L84	S82°23'29"W	55.37'
L19	N35°52'00"W	43.00'	L41	S77°52'48"W	22.65'	L63	S67°46'44"E	70.29'	L85	S18°25'36"W	33.51'
L20	N70°41'10"W	9.05'	L42	N2°12'03"W	30.23'	L64	S59°38'01"E	54.71'	L86	S13°09'38"W	30.42'
L21	N2°45'26"E	44.82'	L43	N39°53'04"W	116.40'	L65	S69°50'44"E	56.08'			
L22	N71°43'34"W	31.34'	L44	N39°53'04"W	29.04'	L66	N11°16'03"E	40.00'			

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1243.00'	16°23'36"	N74°27'35"W	354.43'	355.65'	C28	14.00'	40°09'37"	S63°16'24"E	9.61'	9.81'
C2	1200.00'	2°23'14"	N83°46'03"W	50.00'	50.00'	C29	225.00'	24°07'16"	S71°17'35"E	94.03'	94.72'
C3	1200.00'	40°52'34"	S74°36'02"W	838.07'	856.11'	C30	175.00'	19°30'00"	S68°58'57"E	59.27'	59.56'
C4	240.00'	10°29'44"	N10°57'26"W	43.90'	43.96'	C31	14.00'	90°00'00"	N56°16'03"E	19.80'	21.99'
C5	175.00'	39°14'54"	S20°15'37"E	117.55'	119.88'	C32	14.00'	90°00'00"	S33°43'57"E	19.80'	21.99'
C6	25.00'	97°16'57"	S48°00'19"W	37.53'	42.45'	C33	14.00'	39°11'08"	N81°40'29"E	9.39'	9.57'
C7	1243.00'	40°47'09"	N74°33'16"E	866.26'	884.83'	C34	50.00'	168°22'16"	S33°43'57"E	99.49'	146.93'
C8	13.00'	87°48'18"	N41°08'43"W	18.03'	19.92'	C35	14.00'	39°11'08"	S30°51'37"W	9.39'	9.57'
C9	200.00'	10°00'00"	N21°43'34"W	34.86'	34.91'	C36	225.00'	8°52'39"	S15°42'23"W	34.83'	34.86'
C10	100.00'	10°00'00"	N21°43'34"W	17.43'	17.45'	C37	50.00'	257°21'52"	N31°10'22"W	78.06'	224.59'
C11	14.00'	71°21'55"	S55°49'40"W	16.33'	17.44'	C38	14.00'	77°21'52"	S58°49'38"W	17.50'	18.90'
C12	1748.00'	5°22'10"	S88°49'33"W	163.76'	163.82'	C39	175.00'	8°52'39"	N15°42'23"E	27.09'	27.12'
C13	14.00'	88°43'54"	N49°29'36"W	19.58'	21.68'	C40	25.00'	90°00'00"	N33°43'57"W	35.36'	39.27'
C14	14.00'	88°43'54"	S39°14'19"W	19.58'	21.68'	C41	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'
C15	1748.00'	3°42'11"	S81°45'10"W	112.96'	112.98'	C42	125.00'	8°52'39"	S15°42'23"W	19.35'	19.37'
C16	2365.00'	0°22'49"	S54°14'07"W	15.70'	15.70'	C43	75.00'	8°52'39"	N15°42'23"E	11.61'	11.62'
C17	4.00'	85°41'25"	N82°43'46"W	5.44'	5.98'	C44	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'
C18	2375.00'	0°57'54"	S53°33'49"W	40.00'	40.00'	C45	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'
C19	2425.00'	0°51'14"	N53°30'29"E	36.14'	36.14'	C46	175.00'	16°23'42"	S3°04'12"W	49.90'	50.08'
C20	2435.00'	0°20'08"	N54°06'10"E	14.26'	14.26'	C47	225.00'	16°23'42"	N3°04'12"E	64.16'	64.38'
C21	240.00'	14°14'45"	N32°45'41"W	59.52'	59.67'	C48	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'
C22	14.00'	85°41'25"	N82°43'46"W	19.04'	20.94'	C49	225.00'	19°30'00"	N68°58'57"W	76.21'	76.58'
C23	2375.00'	0°08'17"	S54°21'23"W	5.73'	5.73'	C50	175.00'	24°07'16"	N71°17'35"W	73.13'	73.67'
C24	14.00'	94°10'19"	N71°2'06"E	20.51'	23.01'	C51	14.00'	97°16'57"	S48°00'19"W	21.02'	23.77'
C25	225.00'	39°14'54"	N20°15'37"W	151.13'	154.13'	C52	14.00'	82°43'03"	N41°59'41"W	18.50'	20.21'
C26	14.00'	40°09'32"	N20°42'57"W	9.61'	9.81'	C53	175.00'	37°31'11"	N41°03'35"W	112.56'	114.60'
C27	50.00'	177°36'07"	N48°00'21"E	99.98'	154.99'	C54	125.00'	31°33'09"	S44°02'37"E	67.97'	68.84'

4S RANCH, UNIT-9B/9C & MUSTANG VISTA PHASE 5
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON



INDEX MAP

SCALE: 1"= 1000'

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF 4S RANCH, UNIT-9B/9C & MUSTANG VISTA PHASE 5 WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE _____ DAY OF _____, 20____. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE _____ DAY OF _____, 2022

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: May 4, 2022

SUBDIVISION PLAT OF 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5

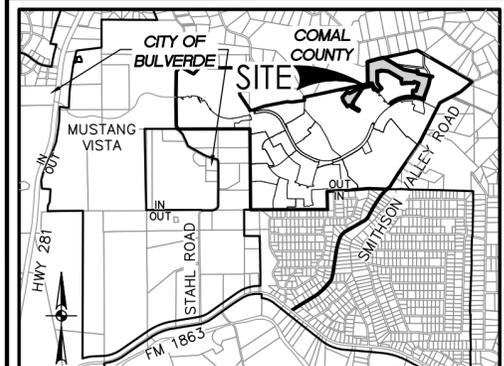
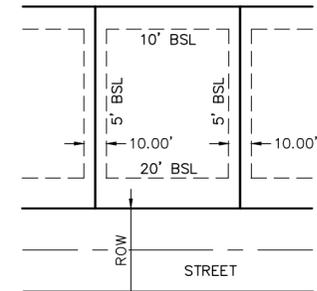
A 39.021 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, AND OUT OF THE TWNG RR CO SURVEY NUMBER 850, ABSTRACT 879, IN COMAL COUNTY, TEXAS.

SCALE: 1" = 100'



TYPICAL BUILDING SET-BACKS

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



LOCATION MAP
NOT-TO-SCALE

- | | | | |
|------|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| ESMT | EASEMENT | VAR WID | VARIABLE WIDTH |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COMAL COUNTY, TEXAS | | REPETITIVE BEARING AND/OR DISTANCE |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | EXISTING CONTOURS | | SET 1/2" IRON ROD (PD) |
| | PROPOSED CONTOURS | | SET 1/2" IRON ROD (PD)-ROW INTERSECTION |
| | CENTERLINE | | EASEMENT POINT OF INTERSECTION |
| | ORIGINAL SURVEY/COUNTY LINE | | MINIMUM FINISHED FLOOR ELEVATION |
-
- | | | | |
|----|---|----|--|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.047 TOTAL ACRES OFF-LOT) | 2 | VARIABLE WIDTH DRAINAGE EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| 11 | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 3 | 100' ELECTRIC AND RIGHT-OF-WAY EASEMENT (VOL. 325, PG. 70-72 OPR) |
| 14 | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.107 TOTAL ACRES OFF-LOT) | 4 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| 16 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.065 TOTAL ACRES OFF-LOT) | 5 | 50' GAS EASEMENT (VOL. 192, PG. 392 OPR, VOL. 200, PG. 673 OPR) |
| 17 | VARIABLE WIDTH DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (6.223 TOTAL ACRES OFF-LOT) | 6 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| 1 | UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) | 10 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH UNIT-7C, DOC# 202106023856 MPR) |

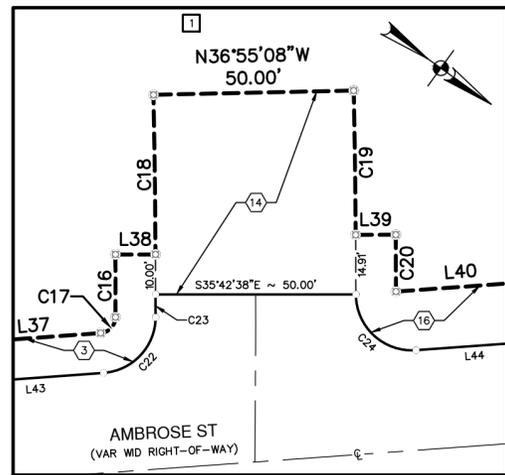
DANIEL LEWIS SURVEY NO. 347 ABSTRACT - 367

UNPLATTED 49.35 ACRES BOOMER & COCO, LLC A TEXAS LIMITED LIABILITY COMPANY (DOC# 201706051125 OPR)

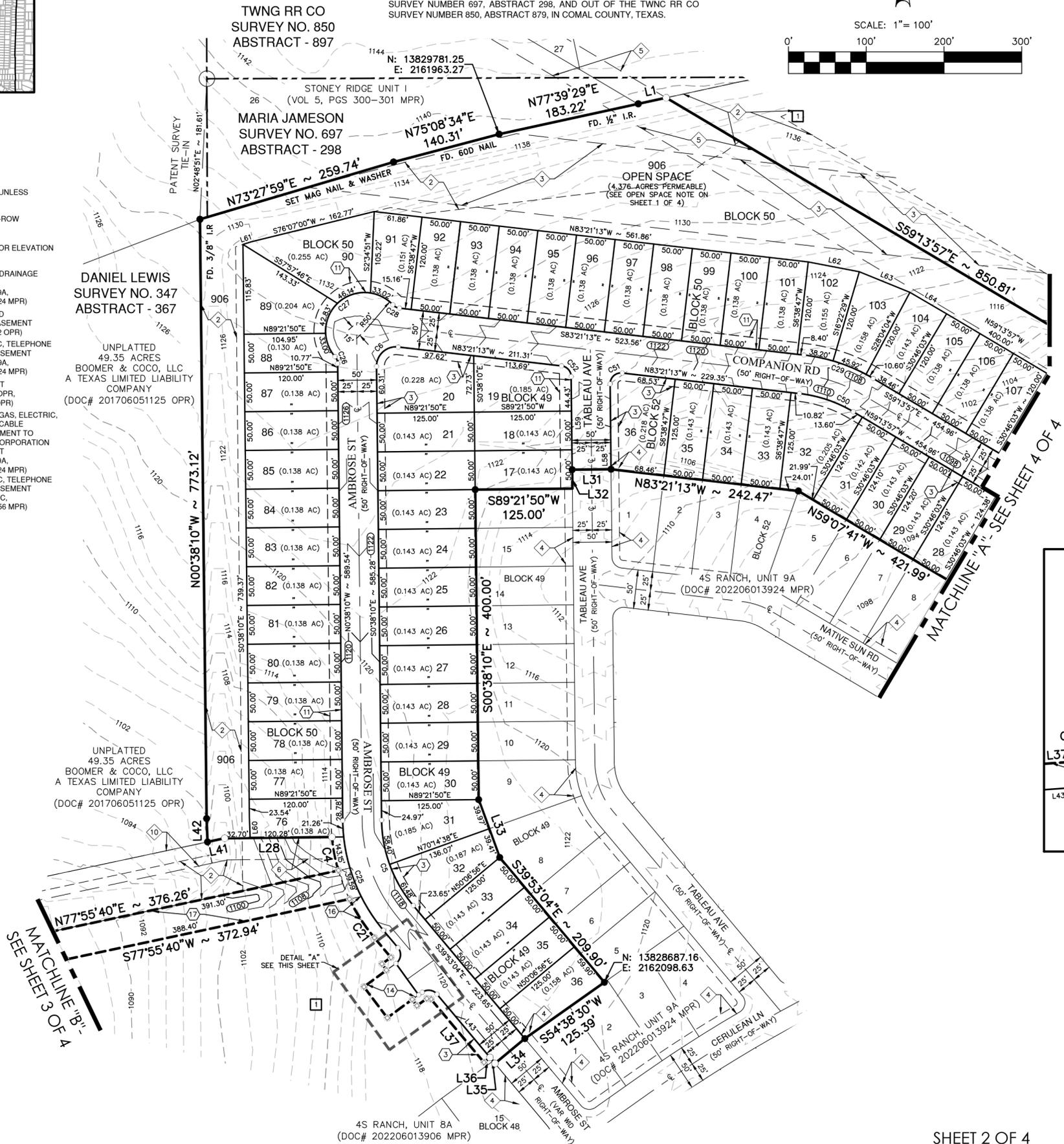
UNPLATTED 49.35 ACRES BOOMER & COCO, LLC A TEXAS LIMITED LIABILITY COMPANY (DOC# 201706051125 OPR)

MATCHLINE "B" - SEE SHEET 3 OF 4

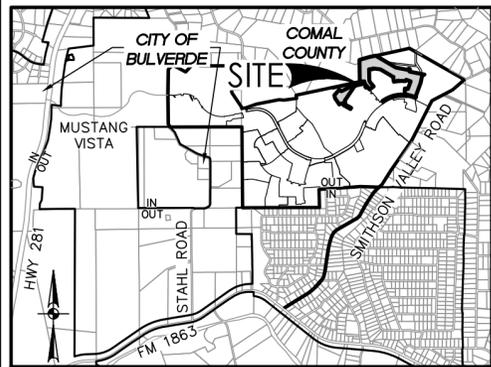
MATCHLINE "A" - SEE SHEET 4 OF 4



DETAIL "A"
SCALE: 1" = 30'
SEE THIS SHEET



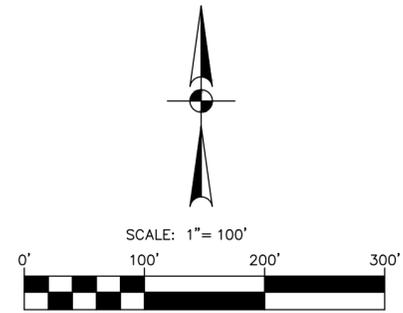
4S RANCH, UNIT 8A BLOCK 48 (DOC# 202206013906 MPR)



LOCATION MAP
NOT-TO-SCALE

SUBDIVISION PLAT
OF
**4S RANCH, UNIT 9B/9C &
MUSTANG VISTA PHASE 5**

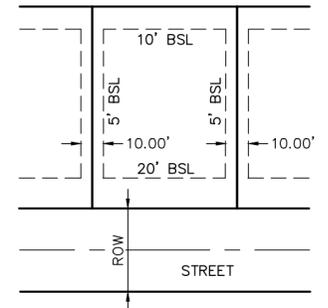
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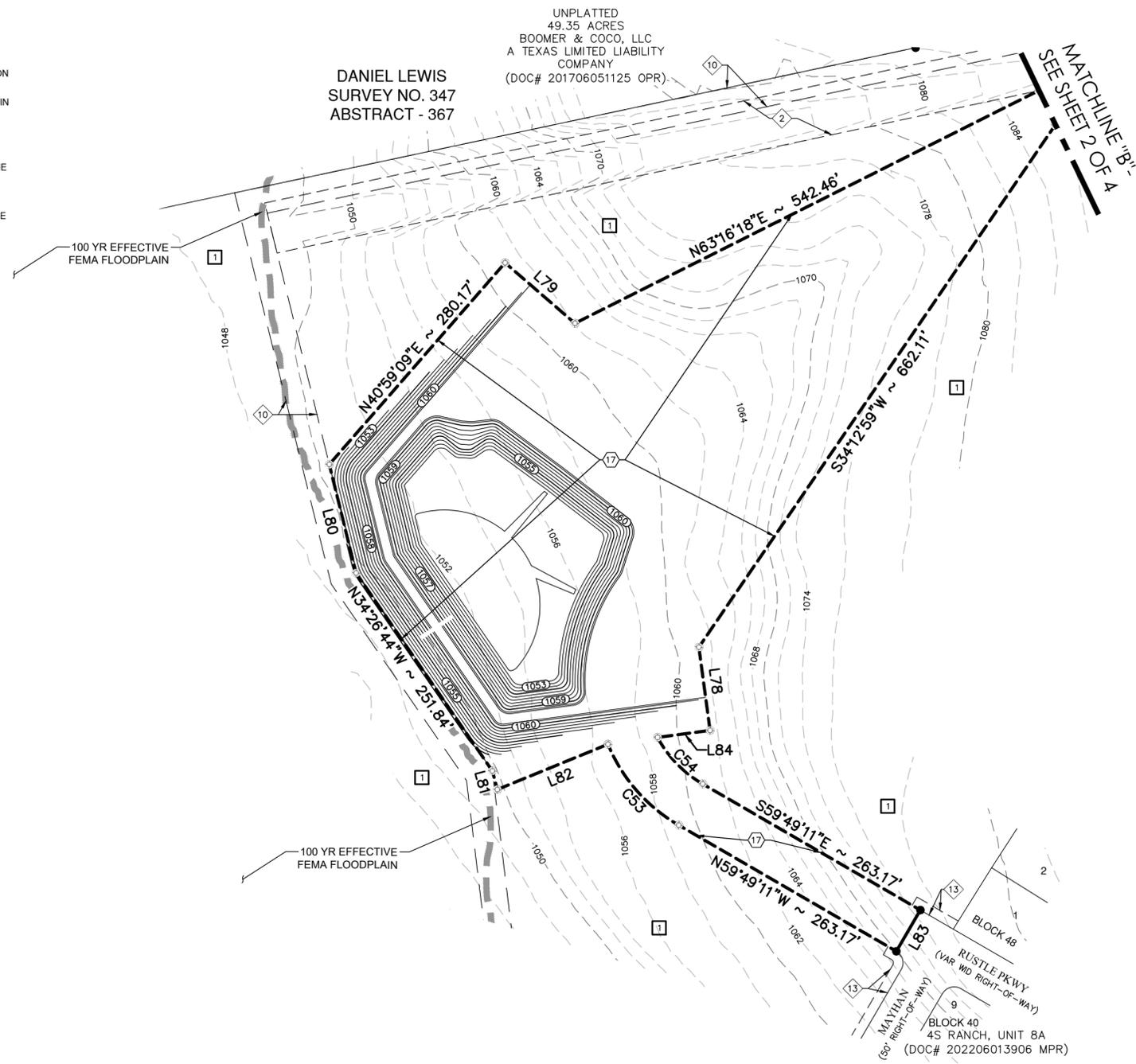
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: May 4, 2022

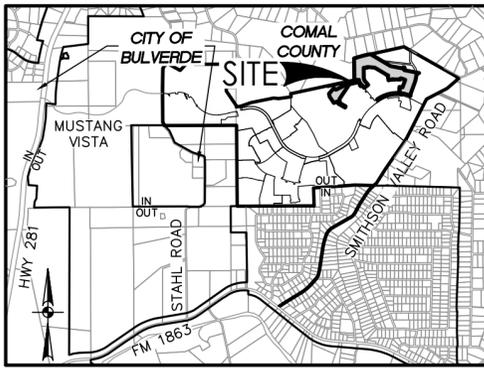
TYPICAL BUILDING SET-BACKS

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



- | | | | |
|------|--|---------|---|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| ESMT | EASEMENT | VAR WID | VARIABLE WIDTH |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | - | REPETITIVE BEARING AND/OR DISTANCE |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| --- | 1140 EXISTING CONTOURS | ○ | SET 1/2" IRON ROD (PD) |
| --- | 1140 PROPOSED CONTOURS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| --- | CENTERLINE | ⊗ | EASEMENT POINT OF INTERSECTION |
| --- | ORIGINAL SURVEY/COUNTY LINE | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| 17 | VARIABLE WIDTH DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (6.223 TOTAL ACRES OFF-LOT) | 2 | VARIABLE WIDTH DRAINAGE EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
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| | | 13 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 8A, DOC# 202206013906 MPR) |

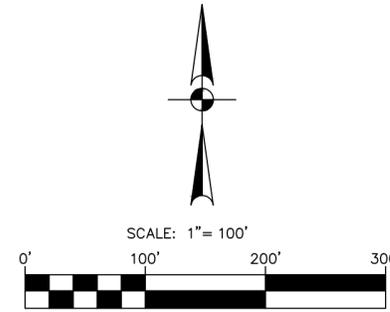




LOCATION MAP
NOT-TO-SCALE

SUBDIVISION PLAT
OF
4S RANCH, UNIT 9B/9C &
MUSTANG VISTA PHASE 5

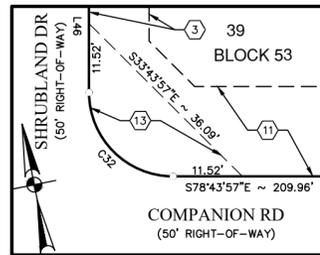
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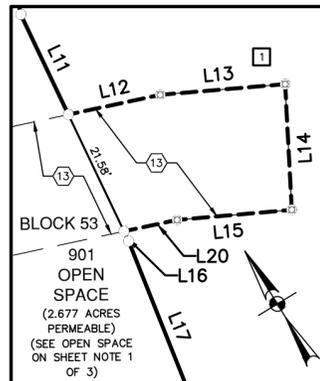
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
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- | | | | |
|------|---|-----|---|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| ESMT | EASEMENT | VAR | VAR WID |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | | |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | | |
| --- | 1140 EXISTING CONTOURS | --- | 1234.56 CENTERLINE |
| --- | 1140 PROPOSED CONTOURS | --- | 1234.56 ORIGINAL SURVEY/COUNTY LINE |
| --- | --- | --- | --- |
| ⑨ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.047 TOTAL ACRES OFF-LOT) | ④ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| ⑩ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | VARIABLE WIDTH DRAINAGE EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| ⑪ | 10' SANITARY SEWER EASEMENT | ⑥ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.0156 TOTAL ACRES OFF-LOT) |
| ⑫ | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.0156 TOTAL ACRES OFF-LOT) | ⑦ | VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| ⑬ | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.107 TOTAL ACRES OFF-LOT) | ⑧ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| ⑭ | 50' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.057 TOTAL ACRES OFF-LOT) | ⑨ | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| ⑮ | UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) | ⑩ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE 4, DOC# 202106023846 MPR) |
| | | ⑪ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |



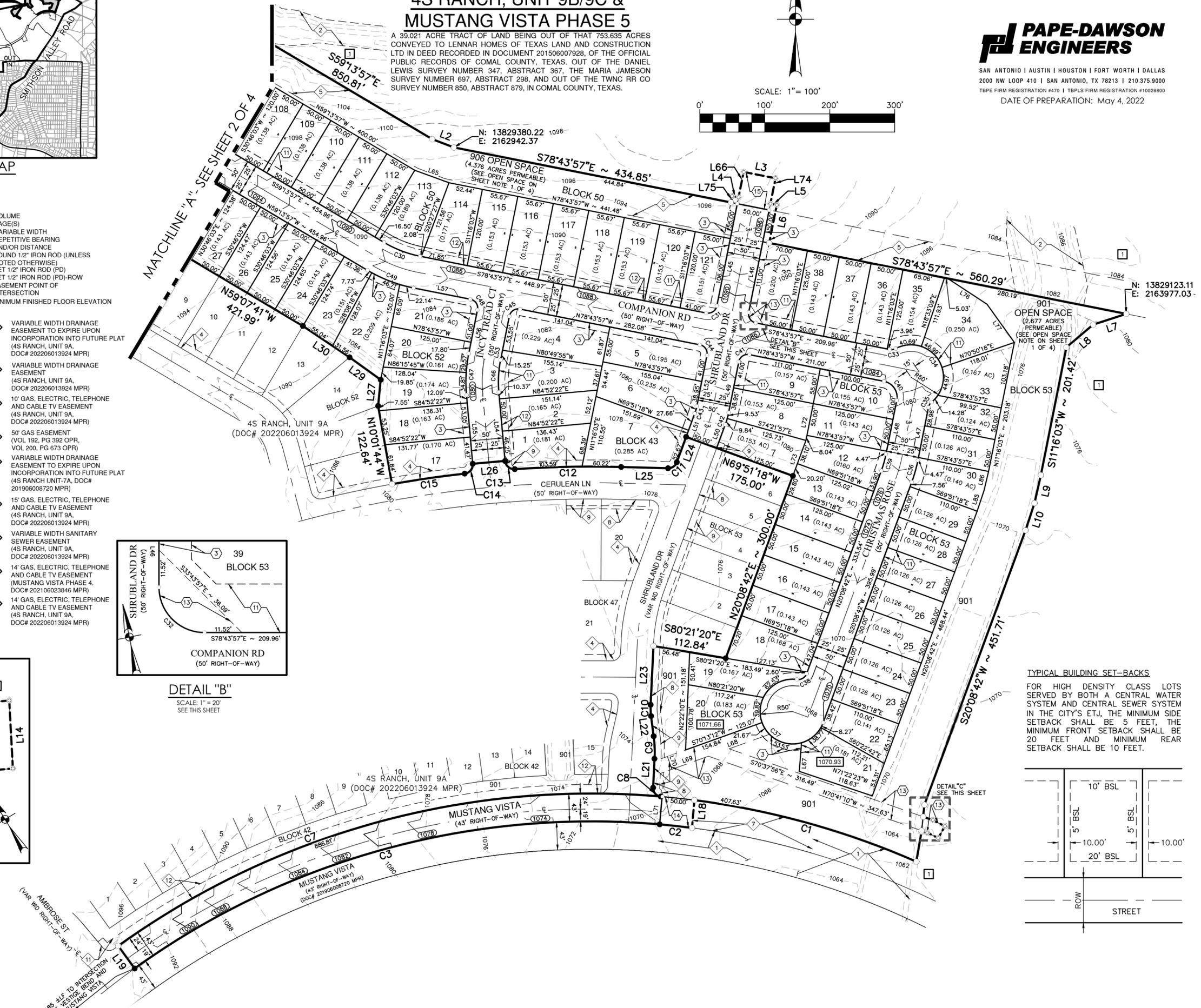
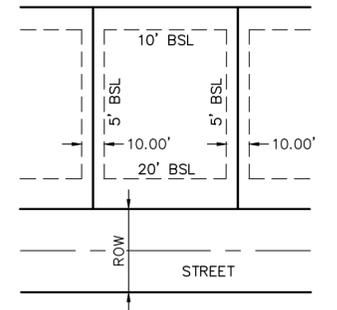
DETAIL "B"
SCALE: 1" = 20'
SEE THIS SHEET



DETAIL "C"
SCALE: 1" = 20'
SEE THIS SHEET

TYPICAL BUILDING SET-BACKS

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



Civil Job No. 8547-63; Survey Job No. 8547-00 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5



PLANNING & DEVELOPMENT DEPARTMENT

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

REVIEW MEMORANDUM

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

FROM: Grant Fore
gfore@bulverdetx.gov

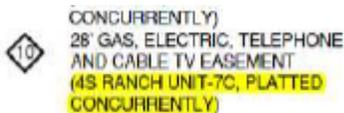
SUBJECT: 4S Ranch, Unit 9B 9C and MV Phase 5
Final Plat Review – Acceptance Memo
PC-22-14

DATE: May 6, 2022

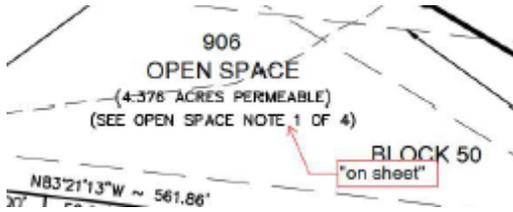
Halff Associates and City Staff performed a review on the Final Plat application and supporting documents for the 4S Ranch, Unit 9B, 9C and Mustang Vista Phase 5 development, dated 10/12/2021. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). 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. Change year for Planning Director signature block to 2022. [Comment resolved](#)
2. Contours missing on plat. [Comment resolved](#)
3. Before lot numbers, add the word lot. [Comment withdrawn](#)
3. Legend on several sheets refers to 4S Ranch Unit 7C being platted concurrently. This plat has been recorded. Please include the Doc # similar to other easements in the legend. [Comment resolved](#)



4. Open Space lots 901 & 906 call to "See Open Space Note 1 of 4" which should read "See Open Space Note on Sheet 1 of 4." [Comment resolved](#)



5. Fill in or remove the off-lot acreage from hexagon note 12. [Comment resolved](#)

- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.047 TOTAL ACRES OFF-LOT)
- ⑪ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑫ 10' SANITARY SEWER EASEMENT (0.0XX TOTAL ACRES OFF-LOT)
- ⑬ VARIABLE WIDTH SANITARY SEWER EASEMENT (0.0158 TOTAL ACRES OFF-LOT)
- ⑭ VARIABLE WIDTH SANITARY SEWER WATER ELECTRIC GAS

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments, sufficient documentation provided. Drainage Analysis – Previously approved.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-15
FINAL PLAT
4S RANCH, UNIT 10A, MUSTANG VISTA
PHASE 6

MEETING DATE: May 12th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for 4S Ranch, Unit 10A & Mustang Vista Phase 6 located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: A 25.772 ACRE TRACT OF LAND INCLUSIVE OF A 0.795 ACRE RIGHT-OF-WAY DEDICATION AND A 1.380 ACRE TRACT OFFSITE EASEMENT AND INCLUDING A 0.130 OF AN ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 53, 4S RANCH UNIT 9B/9C & MUSTANG VISTA PHASE 5 RECORDED IN DOCUMENT NO. _____ OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE MARIA JAMESON SURVEY NO. 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.
Size: 25.772 acres; 108 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Unit 10A & Mustang Vista Phase 6 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) was subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 25.772 acres of vacant property and establishes 108 single-family residential lots. The density class for this plat is high-density.

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

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

The application and proposed plat were reviewed and approved by City Staff and Halff Associates. All comments made during review have been addressed. Therefore, Staff recommends **approval** of this final plat.

ATTACHMENTS:

- Application
- Master Development Plan
- Final Plat
- Halff Acceptance Memo



APPLICATION FOR FINAL PLAT

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

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

1. Name of Subdivision: 4S Ranch Unit - 10A & Mustang Vista Phase 6 Unit No _____
 Location Description/Nearest Intersection: Approximately 2.2 miles Southeast of Mustang Vista and Stahl Lane intersection

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
 Address: 100 NE Loop 410, Suite 1155, San Antonio, TX 78216 Email: richard.mott@lennar.com
 Telephone: _____ Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input 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>GBRA</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>108</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>25.772</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</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.

DocuSigned by:

 904C110AE8D12AF...
Signature of Owner/Applicant

4/8/2022 | 1:14 PM PDT
Date

Fees and Submittal Dates on Page 2

Fees:**Final Plats**

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 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 Final Plat Application Checklist

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

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

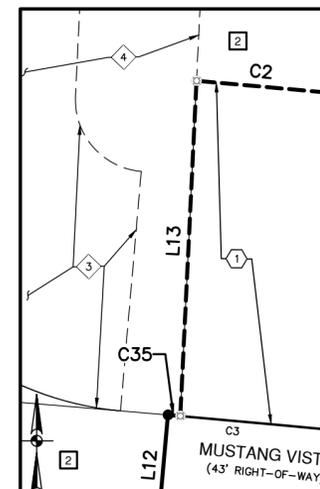


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 3, 2022

LEGEND

- AC ACRE(S)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ⊠ EASEMENT POINT OF INTERSECTION
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.131 AC TOTAL OFF-LOT)
- ② 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 (PLATTED ONCURRENTLY)
- ③ VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)
- ④ 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY)



DETAIL "B"

SCALE: 1" = 5'
 SEE SHEET 2 OF 2

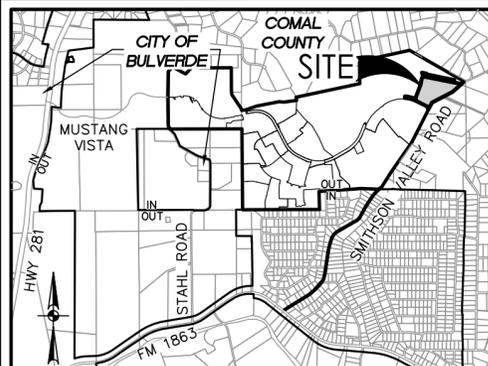
**SUBDIVISION PLAT
 OF
 4S RANCH, UNIT 10A &
 MUSTANG VISTA PHASE 6**

A 25.772 ACRE TRACT OF LAND INCLUSIVE OF A 0.795 ACRE RIGHT-OF-WAY DEDICATION AND A 1.380 ACRE TRACT OFFSITE EASEMENT AND INCLUDING A 0.130 OF AN ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 53, 4S RANCH UNIT 9B/9C & MUSTANG VISTA PHASE 5 RECORDED IN DOCUMENT NO. _____ OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMESON SURVEY NO. 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

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

OPEN SPACE NOTE:
 LOT 901, BLOCK 54, LOT 901, BLOCK 55, AND LOTS 902 & 903, BLOCK 56 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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



LOCATION MAP
 NOT-TO-SCALE

C.P.S. NOTES:

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

GBRA NOTES:

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6 IS 4,387 LINEAR FEET.
- 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6 LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

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

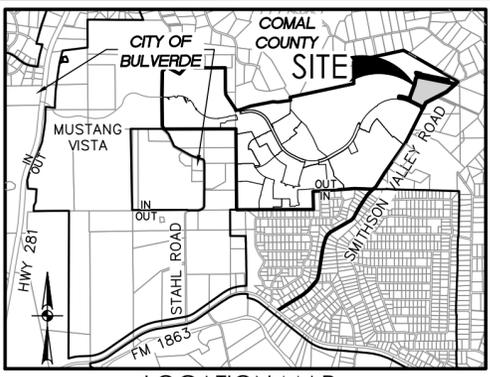
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N12°47'16"W	70.52'	L14	N9°52'30"E	32.30'	L27	N11°16'03"E	95.47'	L40	N81°27'54"W	78.16'	L53	N78°30'35"W	76.23'	L66	S60°34'42"W	45.00'
L2	N40°26'16"W	21.95'	L15	N6°07'40"E	41.88'	L28	N27°53'25"W	48.40'	L41	N61°55'06"W	55.79'	L54	S27°23'24"E	65.04'	L67	N62°10'10"E	45.02'
L3	S52°10'03"E	47.88'	L16	N18°16'54"E	44.15'	L29	N60°34'42"E	58.76'	L42	N51°33'46"W	50.58'	L55	S15°07'44"E	75.73'	L68	N62°10'10"E	45.02'
L4	S71°04'52"E	26.53'	L17	N12°39'23"E	44.27'	L30	S27°53'25"E	46.31'	L43	N78°43'57"W	45.00'	L56	S2°50'57"E	78.12'	L69	N62°10'10"E	45.02'
L5	S63°13'32"E	20.79'	L18	N49°37'57"E	54.03'	L31	S11°16'03"W	95.47'	L44	S54°44'10"W	73.90'	L57	N18°41'26"E	35.54'	L70	N62°10'10"E	45.02'
L6	S65°24'03"E	15.18'	L19	N71°58'59"E	53.61'	L32	S65°17'41"E	63.61'	L45	S43°07'39"W	27.08'	L58	N15°29'49"E	43.45'	L71	S11°16'03"W	14.47'
L7	S10°47'59"W	44.00'	L20	N36°38'20"E	40.35'	L33	S40°03'43"E	62.86'	L46	S39°41'05"W	59.47'	L59	S12°24'57"W	29.46'	L72	S15°29'49"W	6.45'
L8	S26°38'34"W	135.92'	L21	N11°16'03"E	83.43'	L34	S24°08'04"E	58.74'	L47	S50°11'03"W	37.11'	L60	S11°16'03"W	45.00'	L73	N18°41'26"E	15.93'
L9	S26°47'59"W	69.78'	L22	S16°38'20"W	40.00'	L35	S4°14'12"E	58.74'	L48	S44°40'28"W	39.87'	L61	N11°16'03"E	45.00'	L74	N20°08'42"E	8.19'
L10	S63°21'40"E	24.32'	L23	S26°38'20"W	46.41'	L36	S15°11'58"W	56.04'	L49	S34°45'59"W	47.32'	L62	S12°14'40"W	33.73'	L75	S20°08'42"W	28.33'
L11	N60°34'42"E	90.00'	L24	N71°38'20"E	26.27'	L37	S34°10'28"W	56.04'	L50	S28°25'15"W	9.45'	L63	N14°39'44"E	49.74'			
L12	N5°02'19"E	43.00'	L25	S27°47'45"W	61.59'	L38	S53°15'15"W	56.66'	L51	S67°23'50"W	69.14'	L64	S17°32'39"W	49.74'			
L13	N2°45'30"E	14.01'	L26	S11°16'03"W	84.47'	L39	S72°26'20"W	56.66'	L52	S83°29'02"W	74.34'	L65	N19°33'54"E	20.02'			

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1200.00'	21°36'00"	N74°09'40"W	449.72'	452.39'	C13	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'	C25	825.00'	8°52'39"	N15°42'23"E	127.70'	127.83'
C2	1257.00'	18°32'33"	S75°41'31"E	405.03'	406.80'	C14	125.00'	49°18'39"	S35°55'22"W	104.29'	107.58'	C26	125.00'	48°02'08"	N3°52'21"W	101.75'	104.80'
C3	1243.00'	21°08'55"	S74°23'13"E	456.21'	458.81'	C15	125.00'	56°03'38"	S88°36'31"W	117.48'	122.31'	C27	14.00'	88°28'07"	N16°20'38"E	19.53'	21.62'
C4	13.00'	89°32'55"	N71°24'47"E	18.31'	20.32'	C16	14.00'	92°51'05"	S70°12'48"W	20.29'	22.69'	C28	75.00'	56°03'38"	N88°36'31"E	70.49'	73.38'
C5	200.00'	10°00'00"	N31°38'20"E	34.86'	34.91'	C17	325.00'	0°49'45"	S24°12'07"W	4.70'	4.70'	C29	14.00'	91°31'53"	S73°39'22"E	20.06'	22.37'
C6	15.00'	16°29'37"	N28°23'31"E	4.30'	4.32'	C18	15.00'	7°58'40"	S20°37'40"W	2.09'	2.09'	C30	75.00'	48°02'08"	S3°52'21"E	61.05'	62.88'
C7	525.00'	8°52'39"	N15°42'23"E	81.26'	81.35'	C19	200.00'	10°00'00"	S21°38'20"W	34.86'	34.91'	C31	875.00'	8°52'39"	S15°42'23"W	135.44'	135.58'
C8	14.00'	39°11'08"	N81°9'31"W	9.39'	9.57'	C20	13.00'	90°00'00"	S18°21'40"E	18.38'	20.42'	C32	14.00'	90°00'00"	S56°16'03"W	19.80'	21.99'
C9	50.00'	168°22'17"	N56°16'03"E	99.49'	146.93'	C21	14.00'	83°30'23"	S21°36'29"E	18.65'	20.40'	C33	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'
C10	14.00'	39°11'08"	S59°08'23"E	9.39'	9.57'	C22	575.00'	8°52'39"	S15°42'23"W	89.00'	89.09'	C34	75.00'	49°18'39"	N35°55'22"E	62.57'	64.55'
C11	50.00'	257°21'52"	S49°56'59"W	78.06'	224.59'	C23	25.00'	90°00'00"	S56°16'03"W	35.36'	39.27'	C35	1243.00'	0°01'26"	S84°56'58"E	0.52'	0.52'
C12	14.00'	77°21'52"	N40°03'01"W	17.50'	18.90'	C24	14.00'	90°00'00"	N33°43'57"W	19.80'	21.99'						

4S RANCH, UNIT-10A
 MUSTANG VISTA PHASE 6
 THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
 CHAIRPERSON



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPFE FIRM REGISTRATION #4701 | TBPFS FIRM REGISTRATION #100228800
 DATE OF PREPARATION: May 3, 2022

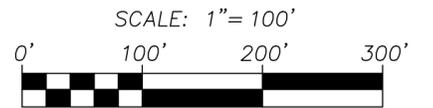
**SUBDIVISION PLAT
 OF
 4S RANCH, UNIT 10A &
 MUSTANG VISTA PHASE 6**

A 25.772 ACRE TRACT OF LAND INCLUSIVE OF A 0.795 ACRE RIGHT-OF-WAY DEDICATION AND A 1.380 ACRE TRACT OFFSITE EASEMENT AND INCLUDING A 0.130 OF AN ACRE OFFSITE EASEMENT LOCATED ON LOT 901, BLOCK 53, 4S RANCH UNIT 9B/9C & MUSTANG VISTA PHASE 5 RECORDED IN DOCUMENT NO. OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMESON SURVEY NO. 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

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

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

LOCATION MAP
 NOT-TO-SCALE



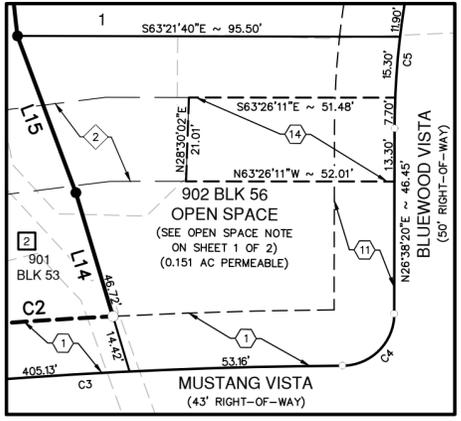
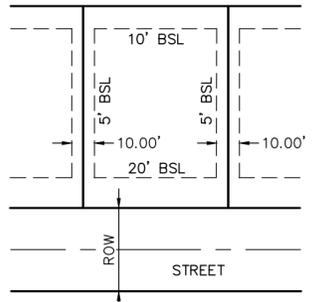
LEGEND

- | | | | |
|-----|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | VAR WID | VARIABLE WIDTH |
| DOC | DOCUMENT NUMBER | - | REPETITIVE BEARING AND/OR DISTANCE |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | INT | INTERSECTION |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | ○ | SET 1/2" IRON ROD (PD) |
| | | ⊠ | EASEMENT POINT OF INTERSECTION |

- | | | | | | |
|------------|--|---|--|---|---|
| — 1140 | EXISTING CONTOURS | ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.130 AC TOTAL OFF-LOT) | ④ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 7B, DOC# 202206013903 MPR) |
| - - - 1140 | PROPOSED CONTOURS | ② | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH, UNIT 9B/9C, PLATTED CONCURRENTLY) |
| - - - | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANGE (100-YR) FLOODPLAIN | ③ | VARIABLE WIDTH DRAINAGE EASEMENT (1.380 AC TOTAL OFF-LOT) | ⑥ | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| - - - | ORIGINAL SURVEY/COUNTY LINE CENTERLINE | ④ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑦ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, DOC# 202206013924 MPR) |
| | | ⑤ | 10' SANITARY SEWER EASEMENT | ⑧ | VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (0.795 AC) |
| | | ⑥ | VARIABLE WIDTH DRAINAGE EASEMENT | ⑨ | 21' SANITARY SEWER EASEMENT |
| | | ⑦ | 20' WATER EASEMENT | ⑩ | 20' WATER EASEMENT |
| | | ⑧ | LOT 902 BLOCK 56 OPEN SPACE | ⑪ | 50' GAS EASEMENT (VOL 192, PG 392 OPR) (VOL 200, PG 673 OPR) |
| | | ⑨ | SEE OPEN SPACE NOTE ON SHEET 1 OF 2 (0.151 AC PERMEABLE) | ⑫ | 20' WATER EASEMENT (4S RANCH, UNIT 7B, DOC# 202206013903 MPR) |
| | | ⑩ | 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 (PLATTED CONCURRENTLY) | ⑬ | MARIA JAMESON SURVEY NUMBER 697 ABSTRACT 298 |
| | | ⑪ | LOT 901 BLOCK 54 OPEN SPACE | ⑭ | FREDERICK WILLIAM FOERSTER SURVEY NUMBER 850 ABSTRACT 879 |
| | | ⑫ | SEE OPEN SPACE NOTE ON SHEET 1 OF 2 (0.188 AC PERMEABLE) | ⑮ | AUGUST HAAG SURVEY NUMBER 94 ABSTRACT 730 |
| | | ⑬ | LOT 903 BLOCK 56 OPEN SPACE | | |
| | | ⑭ | SEE OPEN SPACE NOTE ON SHEET 1 OF 2 (3.353 AC PERMEABLE) | | |
| | | ⑮ | UNPLATTED MARY & RICHARD MEFFERT 20.556 AC (DOC# 201706017547 OPR) | | |
| | | | UNPLATTED SANDRA & STEVEN ADKINS 18.143 AC (DOC# 201806000784 OPR) | | |
| | | | UNPLATTED JENNIFER & DAVID GRIFFITH 5.78 AC (DOC# 200406033528 OPR) | | |
| | | | UNPLATTED KRISTI & CHRIS WLODARCZYK 28.306 AC (DOC# 201806001095 OPR) | | |
| | | | STONEY RIDGE UNIT 1 (VOL 5, PGS 300-301 MPR) | | |
| | | | UNPLATTED A REMAINING PORTION OF 753.635 AC LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. (DOC# 201506007928 OPR) | | |
| | | | LOT 901 BLOCK 55 OPEN SPACE | | |
| | | | SEE OPEN SPACE NOTE ON SHEET 1 OF 2 (0.190 AC PERMEABLE) | | |

TYPICAL BUILDING SET-BACKS

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



REVIEW MEMORANDUM

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

FROM: Chelsy Houy, PE, CFM
chouy@halff.com

SUBJECT: **4S Ranch, Unit 10A and MV Phase 6**
Final Plat Acceptance
PC-22-15

DATE: May 6, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review on the Final Plat application and supporting documents for the **4S Ranch, Unit 10A and Mustang Vista Phase 6** development, dated 10/12/2021. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.).

The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Half Associates has no further comments and recommends approval of the 4S Ranch Unit 10A and MV Phase 6 final plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

1. Change year for Planning Director signature block to 2022. – comment resolved.
2. Clean-up wording on Square Note 2. Should read “concurrently”. – comment resolved.

2

4S RANCH, UNIT 9B/9C &
MUSTANG VISTA PHASE 5
(PLATTED ONCURRENTLY)

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments, sufficient documentation provided.

Drainage Analysis – Previously approved.



PLANNING AND ZONING COMMISSION ITEM:
VR-22-06
VARIANCE
Lewis Creek Development

MEETING DATE: May 12, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 1.04 (b)(iv)(d), related to Master Development Plan Tree Survey Application Requirements; Chapter 10, Section 2.03(a) related to Development Density; and Chapter 10, Section 2.03 (e)(v)(1), related to Parkland Dedication Size, Dimensions and Access; Chapter 10, Section 4.06(j)(vi) related to Tree Protection Measures, of the City of Bulverde Code of Ordinances, on an approximately 280.42-acre tract of land, generally located at 0 Old Boerne Road

OWNER:

Even Bossier LLC
7660 Fay Ave #184
La Jolla, CA92037

APPLICANT:

Vantage, Inc.
20540 State Hwy 46, Suite 115-194
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 0 Old Boerne Road
Legal Description: ACRES 280.42; A-281 SUR-667 CW HAAS, A-191 SUR-464 T
GOTTHARD; A-321 SUR-657 C KOCH
Owner: Even Bossier LLC
Existing Land Use: Undeveloped
Existing Zoning: R-2, Residential District

SUMMARY:

The applicant, Vantage, Inc., intends to develop a 270.66-acre tract of land into a 183-lot single-family residential, medium density subdivision with proposed lot sizes of a minimum one acre in size located at the end of Elm Valley Drive approximately 5,807 feet west of the US Hwy 281 and Elm Valley Drive intersection. The property has 254.41 acres within the City Limits of the City of Bulverde and 30.01 acres within the ETJ.

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

Attached is the proposed Lewis Creek Master Development Plan (MDP). The property does not have a Development Agreement. However, the applicant has decided to move forward with the following variance requests:

Tree Survey Application Requirements. The applicant is requesting a variance to the requirement of a Tree Survey at the MDP submittal stage. The applicant would like to submit a tree survey by phase with each final plat.

Development Density. The applicant is requesting a variance to the Medium Density requirements of equivalent dwelling units (EDU) to be between 0.20 and 0.50 with lot sizes of 1.01 to 5.01 acres.

Parkland Dedication Size, Dimensions and Access. The applicant is requesting a variance to the contiguous parkland requirement that state parkland shall be a minimum of five (5) contiguous acres.

Tree Protection Measures. The applicant is requesting a variance to the requirement that any trees removed during land development, construction, or construction-related activities be chipped or hauled off site.

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

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

ANALYSIS:

Under Section 1.04 (b)(iv)(d), of the Bulverde Code of Ordinances, *A person seeking approval of a Master Development Plan must file an application in the format established by the City. The items listed below must be submitted at the time such application is filed and must conform to the regulations set forth below. The items below must be submitted in an electronic format unless stated otherwise.* d) Tree Survey. *The tree survey shall be prepared in accordance with [Section 4.07\(f\)\(i\)\(5\)](#).* **However, the applicant would like to submit a tree survey by phase with each final plat.**

Under Section 2.03(a) of the Bulverde Code of Ordinances, *Development Density*. *The density of a development shall be classified by the number of equivalent dwelling units (EDU) provided for in the development. The density determinations shall be developed for residential development and commercial/industrial development separately for each development within an individual subdivision plat. An EDU shall be approximately equivalent to the demand for services of a single-family residence. Lots for single-family residences shall each constitute one EDU. Density shall be classified into three categories as follows: 2) Medium Density: 0.20 or more EDU's per acre but not more than 0.50 EDU's per acre. However, the applicant is proposing the EDU's for this development to be 0.64 (high density). The lots within the development are proposed at a minimum of one acre in size and are zoned R-2 Residential District which requires lot sizes between one and 4.99 acres.*

Under Section 2.03 (e)(v)(1), of the Bulverde Code of Ordinances, *Parkland Dedication Size, Dimensions and Access*, *Parkland shall: (a) Be a minimum of five (5) contiguous acres; and (b) Have minimum lot dimensions of 200 feet in length and depth at all portions; and (c) Be bounded by public right-of-way on at least 50% of its total boundary; and (d) Have entrances located along collector or higher classification roadways. However, the applicant is proposing parkland that does not meet the above guidelines regarding contiguous land lot dimensions and access.*

Under Section 4.06(j)(vi) of the Bulverde Code of Ordinances, *Tree Protection Measures*, *The following tree protection measures are required: (vi) Any trees removed during land development, construction, or construction-related activities shall be chipped or hauled off site. However, the applicant would like a variance to be allowed to burn brush on site given safe conditions and abiding by burn bans.*

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

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

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

a) General.

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

(ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience*

and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

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

ATTACHMENTS:

- A. Application
- B. Proposed Lewis Creek MDP
- C. Half Review Memo



Application for Variance

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

Date: _____

Case No. _____

Applicant Information:

Vantage, Inc.	(210) 549-6728	(210) 568-2730
Name	Phone	Fax
20540 State Hwy 46W Suite 115-194, Spring Branch, TX 78070		Tom@TexasVantage.com
Address		Email

Property Owner Information:

Even Bossier LLC	(210) 559-2697	
Name	Phone	Fax
7660 Fay Ave #184, La Jolla, CA 92037		brian@gxforged.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: 0 Old Boerne Road

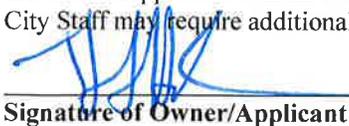
Legal Description: A-281 SUR-667 C W HAAS, ACRES 270.66, A-191 SUR-464 T GOTTHARD, A-321 SUR-657 C KOCH

Zoning District Classification: R-2

Description of Request:

- Variance to Section Chapter 10 - 2.03 of the City of Bulverde Code of Ordinances, which requires: Medium density development EDU's to be between 0.20 and 0.50 with lot sizes of 1.01 to 5.01 acres.
- Variance to Section Chapter 10 - 1.04 of the City of Bulverde Code of Ordinances, which requires: a tree survey to be submitted with MDP.
- Variance to Section Chapter 5 - 5.03 of the City of Bulverde Code of Ordinances, which requires: Burning of brush to be conducted outside the corporate limits of a city.
- 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

4/27/2022
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 Subdivision Code Variances Only)

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

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

The proposed development is designed to be a medium density residential subdivision. The EDU's for this development are calculated to be 0.64 (high density) when the lots within the development contain acreages no less than 1.01 and no greater than 5.63 acres. Additionally, the development has been zoned R-2 (1 to 4.99 acre lots).

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

The result of the literal enforcement will require the redesign of the current development using high density parameters when it is currently designed for medium density and the development follows the requirements in the zoning ordinance for R-2 medium density.

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

The variance will only classify the proposed development as a medium density residential rather than high density. The development's roads and lot layout will be similar to the adjacent properties. Additionally, this development is proposed to have private roads and be a gated community that will have no effect on adjacent properties now or in the future.

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

By granting this variance, the proposed development will continue using medium density development parameters and be compatible with the surrounding community. Additionally, the property is zoned R-2 and the proposed development follows the R-2 zoning requirements.

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

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

VARIANCE CRITERIA EXPLANATION FORM

(for Subdivision Code Variances Only)

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

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

Due to the amount of brush needing to be cut within the proposed development, mulching and/or removal of tree brush will be very costly, and time consuming. We are requesting permission to burn brush on site given safe conditions, and abiding by burn bans.

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

The literal enforcement of this variance will require methods of mulching and/or removal by tractor trailer which will greatly impact the cost of developing the property, in addition to the added heavy truck traffic on the local streets. The safest ways to eliminate this brush is by burning.

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

This variance will not injure adjacent properties since certain criteria must be met in order to burn. Burning shall not take place if a burn ban is in effect. Humidity and wind speeds will be a deciding factor before the burning of brush. A majority of the time, the wind direction for this area is from south to north, thus sending any smoke over undeveloped land to the north. Designated areas can be agreed upon to ensure the adjacent subdivisions are not impacted.

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

By granting this variance, the burning of brush will be more cost efficient and eliminate most of the tractor trailer traffic that would be used to remove the brush, as well as creating less wear and tear of public roads. The tractor trailer traffic would be significantly reduced and the traffic on the adjacent roads will benefit from the reduced heavy traffic.

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

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

VARIANCE CRITERIA EXPLANATION FORM

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

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

Given the size of the property, one single tree survey required with the MDP would be very costly up-front for the development that is in its very preliminary stages, and still subject to City approval. We would like to request a variance to submit the required tree survey by phase along with the final plat. The design of streets, utilities, easements, drainage channels, and property grading are not final/completed with the MDP, meaning they are subject to change.

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

Any comments received on the MDP that requires land plan changes would also require modifications to the Tree Preservation Plan. Constant modifications to this plan would create confusion, and therefore, potential inaccuracies. In the essence of time efficiency, one tree survey submitted with the final plat of each phase would be adequately accurate and save all parties involved the time and money spent on additional unnecessary re-submittals, and subsequent reviews.

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

By submitting a tree survey with each of the final plats by phase, this will ensure a more accurate depiction of the trees to be removed without creating any unsafe conditions or affecting adjacent properties.

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

By granting this variance, a tree survey and tree preservation plan will be submitted with each plat phase instead of a single massive survey for the MDP. A tree survey by phase will simplify the creation of each phase with less errors and trees to be removed will be more accurately depicted in the phased tree survey, removing the need to make revisions to the tree preservation plan as the land plan changes during the design phase. Submitting a tree survey with the final plat by phase will be more time conscientious and will contain final easement, layout, ect. required to give an accurate depiction of the trees to be removed.

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

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

Grant Fore

From: Ben Yosko <byosko@matkinhoover.com>
Sent: Monday, May 9, 2022 4:48 PM
To: Susana Huerta; Grant Fore; Houy, Chelsy
Cc: Garrett Keller; Matt Hubble; Adrian Garcia; Terrell Saur
Subject: RE: Lewis Creek Ranch MDP resubmittal

Good afternoon all,

Per my phone conversation with Grant, the brush burning variance that was submitted with the MDP resubmittal last week is referencing the incorrect chapter and section. Currently, the Application for Variance form describes "Variance to Section Chapter 5-5.03 of the City of Bulverde Code of Ordinances, which requires: Burning of brush to be conducted outside the corporate limits of a city". The correct Variance to Section reference should be Chapter 10.02-Section 4.06(j)(vi) which requires: "Any trees removed during land development, construction, or construction-related activities shall be chipped or hauled off site". The purpose of this variance is to grant us permission to burn brush on-site given safe conditions and abiding by burn bans.

Please let me know if you have any questions or require any additional information.

Thank you,

Ben Yosko | EIT |

MATKINHOOVER

TBPE Firm Registration #F-4512

O: (830) 249-0600 Ext. 151 | F: (830) 249-0099 |

E: BYosko@matkinhoover.com

Boerne | Georgetown | www.matkinhoover.com

Boerne Office:

8 Spencer Rd, Ste 100 | Boerne, TX 78006 |

From: Terrell Saur <tsaur@matkinhoover.com>

Sent: Wednesday, May 4, 2022 7:35 PM

To: Susana Huerta <shuerta@bulverdetx.gov>; Grant Fore <gfore@bulverdetx.gov>; Houy, Chelsy <chouy@half.com>

Cc: Garrett Keller <GKeller@matkinhoover.com>; Ben Yosko <byosko@matkinhoover.com>; Matt Hubble <mhubble@matkinhoover.com>; Adrian Garcia <agarcia@bulverdetx.gov>

Subject: Lewis Creek Ranch MDP resubmittal

Good evening all,

Please click  [here](#) for access to the Lewis Creek Ranch MDP resubmittal.

Please let me know if there is anything else I can provide.

Terrell Saur, CAD Technician

MATKINHOOVER

TBPE Firm Registration #F-4512



Application for Variance

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

Date: _____

Case No. _____

Applicant Information:

Vantage, Inc.	(210) 549-6728	(210) 568-2730
Name	Phone	Fax
20540 State Hwy 46W Suite 115-194, Spring Branch, TX 78070		Tom@TexasVantage.com
Address		Email

Property Owner Information:

Even Bossier LLC	(210) 559-2697	
Name	Phone	Fax
7660 Fay Ave #184, La Jolla, CA 92037		brian@gxforged.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: 0 Old Boerne Road

Legal Description: A-281 SUR-667 C W HAAS, ACRES 270.66, A-191 SUR-464 T GOTTHARD, A-321 SUR-657 C KOCH

Zoning District Classification: R-2

Description of Request:

1. Variance to Section Ch. 10 - Sect. 2.03(e)(v) of the City of Bulverde Code of Ordinances, which requires: a certain size, dimension, and access for parkland dedication as well as unsuitable land parameters.
2. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
3. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

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

Signature of Owner/Applicant

5/6/2022

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 Subdivision Code Variances Only)

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

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

See attached sheet.

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

30% of the developments lots will have direct access to parkland area with 8 access points for the community which creates miles of trail systems that all connect to the dedicated parkland. Additionally, the proposed plan layout provides 30+ acres of open space to be used for these trail systems which also includes the 8.47 acres of parkland area, ponds, and riparian corridor.

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

Creating trail systems for the community by utilizing the provided open space and parkland within the proposed development will have no negative effect on neighboring property in the area.

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

This variance will not have any negative effect on other lands in the area. Most of the land adjacent to the planned subdivision is already developed and they would not be negatively impacted.

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

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

Variance Requests Lewis Creek Ranch

- 1) Due to the given terrain, drainage ways, and private roads being proposed, the parameters in the City Code creates obstacles for the development of contiguous parkland that meets all the criteria. In the MDP we are providing 30+ acres of parkland/open space for the residence of the subdivision to enhance and maintain quality of life for the residents, which includes an almost 2.5 mile master planned linear park trail system with water stations, workout stations, and rest areas. The location of the parkland was specifically chosen to include many of the largest trees on the property to ensure their preservation. There is approximately 6,570 linear footage of riparian corridor (120ft wide) that traverses the property and bisects the parkland making it difficult to meet the strict enforcement of the code. Per the required parkland formula provided in the code, 3 acres of parkland dedication are required for this subdivision. With our proposed layout of 30+ acres of parkland/open space, only 3 acres of that parkland meets section 2.03(e)(v). Additionally, the proposed development will be a private gated community, therefore, collector streets or higher classification roadways are not required. We are requesting that the 30+ acres of parkland/open space be accepted, and a variance approved.
- 2) 30% of the developments lots will have direct access to parkland area with 8 access points for the community which creates miles of trail systems that all connect to the dedicated parkland. Additionally, the proposed plan layout provides 30+ acres of open space to be used for these trail systems which also includes the 8.47 acres of parkland area, ponds, and riparian corridor.
- 3) Creating trail systems for the community by utilizing the provided open space and parkland within the proposed development will have no negative effect on neighboring property in the area.
- 4) This variance will not have any negative effect on other lands in the area. Most of the land adjacent to the planned subdivision is already developed and they would not be negatively impacted.



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:

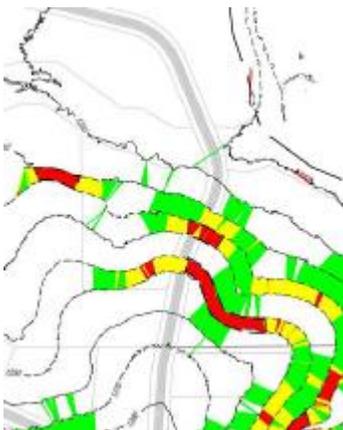
12. Note: Hydraulic analysis of drainage channels will be required at the time of platting to confirm the widths of drainage easements/open space rights-of-way.
13. Provide a Riparian Buffer Conservation Submittal, per Section 4.07(d).
14. Drainage area EX1.1 needs to be broken up to look at the runoff 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	CN Classification		
	49	0.0	69	0.0	79	18.2	84	81.8	
	51	0.0	68	0.0	79	0.0	84	100.0	Open Space - Fair
	46	0.0	65	0.0	77	0.0	82	100.0	Residential 1 AC lots
	36	0.0	60	5.8	73	10.1	79	84.1	Residential 2 AC lots
	59	0.0	74	12.5	82	14.2	86	73.3	Fair Woods
	89	0.0	92	0.0	94	0.0	95	100.0	Farmsteads
	98	0.0	98	9.6	98	2.9	98	87.5	Commercial
									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)91)(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:
PC-22-08

Master Development Plan (MDP)
Lewis Creek Ranch

MEETING DATE: May 12th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta AICP, Planning Director

REQUEST:

Reconsider 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, ABSTRACT 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.

While revisions in response to the attached review memo were submitted, they were not submitted with enough time for City Staff and Halff Associates to review prior to this meeting. 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

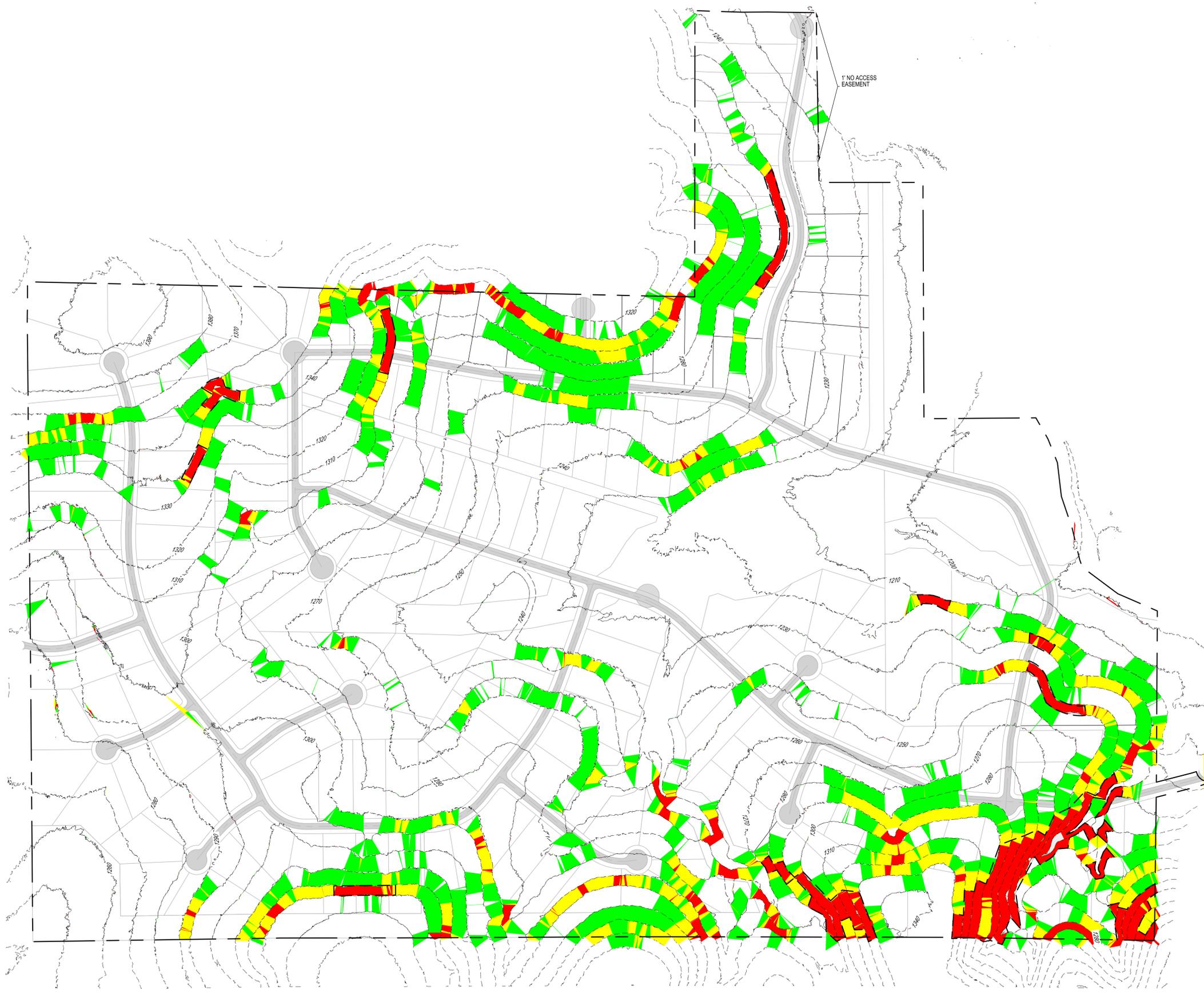
FOR OFFICE USE ONLY:

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

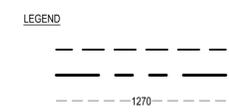
Reviewed by:

Date:

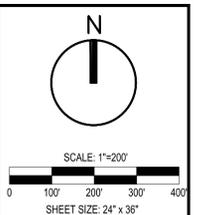
Case Number:



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
 BOHEMIA, 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:

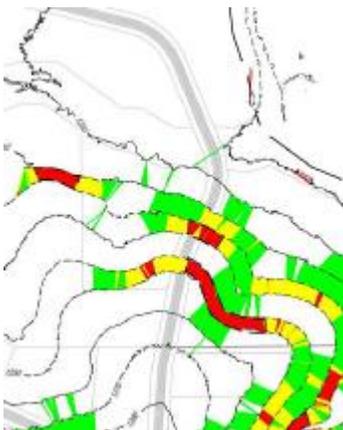
12. Note: Hydraulic analysis of drainage channels will be required at the time of platting to confirm the widths of drainage easements/open space rights-of-way.
13. Provide a Riparian Buffer Conservation Submittal, per Section 4.07(d).
14. Drainage area EX1.1 needs to be broken up to look at the runoff 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	79.6		
Curve Number (CN) / Soil Group (SG) (%)	A (%)	B (%)	C (%)	D (%)		Composite CN	CN Classification		
	49	0.0	69	0.0	79	18.2	84	81.8	
	51	0.0	68	0.0	79	0.0	84	100.0	Open Space - Fair
	46	0.0	65	0.0	77	0.0	82	100.0	Residential 1 AC lots
	36	0.0	60	5.8	73	10.1	79	84.1	Residential 2 AC lots
	59	0.0	74	12.5	82	14.2	86	73.3	Fair Woods
	89	0.0	92	0.0	94	0.0	95	100.0	Farmsteads
	98	0.0	98	9.6	98	2.9	98	87.5	Commercial
								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)91)(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:
VR-22-04
VARIANCE
21477 State Hwy 46 Spring Branch, TX 78070

MEETING DATE: May 12th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Dwayne Hart for a variance to Section 17.04.003, related to Cuts of the City of Bulverde Code of Ordinances, located at 21477 State Highway 46 Spring Branch, TX 78070.

OWNER/APPLICANT:

Dwayne Hart
7910 Teak Lane
San Antonio, TX 78209

PROPERTY INFORMATION:

Address: 21477 State Highway 46 Spring Branch, TX 78070
Legal Description: Lot 198, Boren Tract
Owner: Dwayne Hart
Existing Land Use: Undeveloped
Existing Zoning: C-2, Commercial District

SUMMARY:

The applicant, Dwayne Hart, intends to develop a 0.880-acre tract of land into a 5,640-square-foot medical office that would require more than 4 feet of cuts. The property is located at 21477 State Highway 46, Spring Branch, TX 78070, within the city limits of the City of Bulverde.

A building permit for this project (permit 2021-550) was applied for, reviewed, and issued on November 2nd, 2021. Cuts greater than 4 feet were not caught during review by the city's consultant engineer of the provided grading plan and an acceptance memo was issued in error. City staff received a code compliance complaint in February of 2022 regarding cuts greater than 4 feet having taken place on the property without any approval of a variance to the city's development regulations. An inspector with Halff Associates, the city's consulting engineering firm, visited the site and confirmed cuts to land greater than 4 feet had taken place. City staff then placed a Stop Work order on the project and advised the general contractor/engineer of the error, and of the variance process. The general contractor/engineer then provided the city with a revised plan, that included additional roof overhang and foundational flatwork, thus extending

the building footprint and complying with the below Section, 17.04.003 (2) of the City of Bulverde Code of Ordinances. As a result, work has been on-going in accordance with the revised grading plan approved by the city.

Sec. 17.04.003 Cuts

In this section, a “cut” means the removal of naturally occurring earth material for the purpose of creating a more level building area. Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth, with exception for the following construction activities:

- (1) Roadways or utility construction when it can be demonstrated that the cut is necessary in order for the roadway or utility improvements to exist.
- (2) Cuts within the perimeter of a building footprint and temporary cuts necessary during construction of a building foundation within a building footprint.

However, it is the applicant’s preference to develop the land based off the original plans provided, which calls for an additional wall that falls outside the building footprint.

The applicant has the following variance requests:

Cuts. The applicant is requesting a variance to the cut requirements in Chapter 17, Section 17.04.003 of the Bulverde Code of Ordinances. **The proposed maximum depth of cut exceeds four (4) feet. The variance request proposes cuts of approximately six (6) feet.**

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

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

ANALYSIS:

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

Section 17.04.006, which pertains to relief from cut and fill requirements, provides a variance process in which a *request for cuts or fills greater than four (4) feet may be approved by the City Council in accordance with Section 1.07 of Chapter 10, Exhibit A, of the City of Bulverde Code of Ordinances.*

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

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

a) General.

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

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

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

ATTACHMENTS:

- A. Application
- B. Original Grading Plan
- C. Acceptance Memo



Application for Variance

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

Date: 04/14/2022

Case No. Permit # 2021-550

Applicant Information:

<u>Dwayne Hart</u>	<u>210-857-1180</u>	
Name	Phone	Fax
<u>7910 Teak Lane San Antonio, Tx 78209</u>		<u>dlmhart27@gmail.com</u>
Address		Email

Property Owner Information:

<u>Dwayne Hart</u>	<u>210-857-1180</u>	
Name	Phone	Fax
<u>7910 Teak Lane San Antonio, Tx 78209</u>		<u>dlmhart27@gmail.com</u>
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: 21477 State Hwy 46 W Spring Branch, TX 78070

Legal Description: Lot 198 within the Boren Tract Plat (#201406013061)

Zoning District Classification: C-2

Description of Request:

- Variance to Section 17.04.003 of the City of Bulverde Code of Ordinances, which requires: cuts or other excavations may not exceed four (4) feet in depth
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

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

Dwayne Hart 4-18-2022
Signature of Owner/Applicant 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 Zoning Code Variances Only)

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

- 1) Describe the special conditions affecting the land involved, such that literal enforcement of the regulation would result in the unnecessary hardship?

The proposed site has 21 feet of fall over the approximate 210 linear feet deep tract resulting in a 10% slope. TxDOT required a 33 linear foot row dedication. This dedication resulted in 19 feet of fall over 177 linear feet for a 11% slope. Grades had to tie into existing grades at the property line. Detention also had to be provided for the site taking up additional space needed to catch up to grades.

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

Grades had to tie into existing grades at the property line. The site's limited area to catch up grades was further decreased by the detention requirement. In addition to these challenges grades and slopes were further limited by ADA requirements of 2% cross slopes within accessible parking spaces. The decreased area to make up grades and the overall slope of the site resulted in a wall at the front of the site to bring grades within the 4' limit. The foundation itself experiences over 4' of cut resulting in a foundation wall. This is a significant cost add due to the existing site conditions of an extreme slope and limited space.

- 3) Describe how granting the variance will not be contrary to the public interest.

The site meets ADA, detention, and cut/fill requirements in all other locations onsite. The portion not meeting the requirements is directly adjacent to the building and is due to the steep onsite slopes. Because the foundation itself experiences over a 4 foot cut, the southern portion of the foundation and adjacent sidewalk exceeds the 4' cut requirement. The sidewalk is to provide access to the rear of the building and continues around the building to catch up to the 4 foot cut requirements within a short distance. The area in question is directly due to the steep slope of the site and is limited to the rear sidewalk alone. A cut wall is provided to catch up to grades. If the sidewalk is removed and the foundation extended, there will be no rear access to the building and wall will still be required. Granting a variance would allow this additional required access while maintaining the same cut as would be required for the extended foundation.

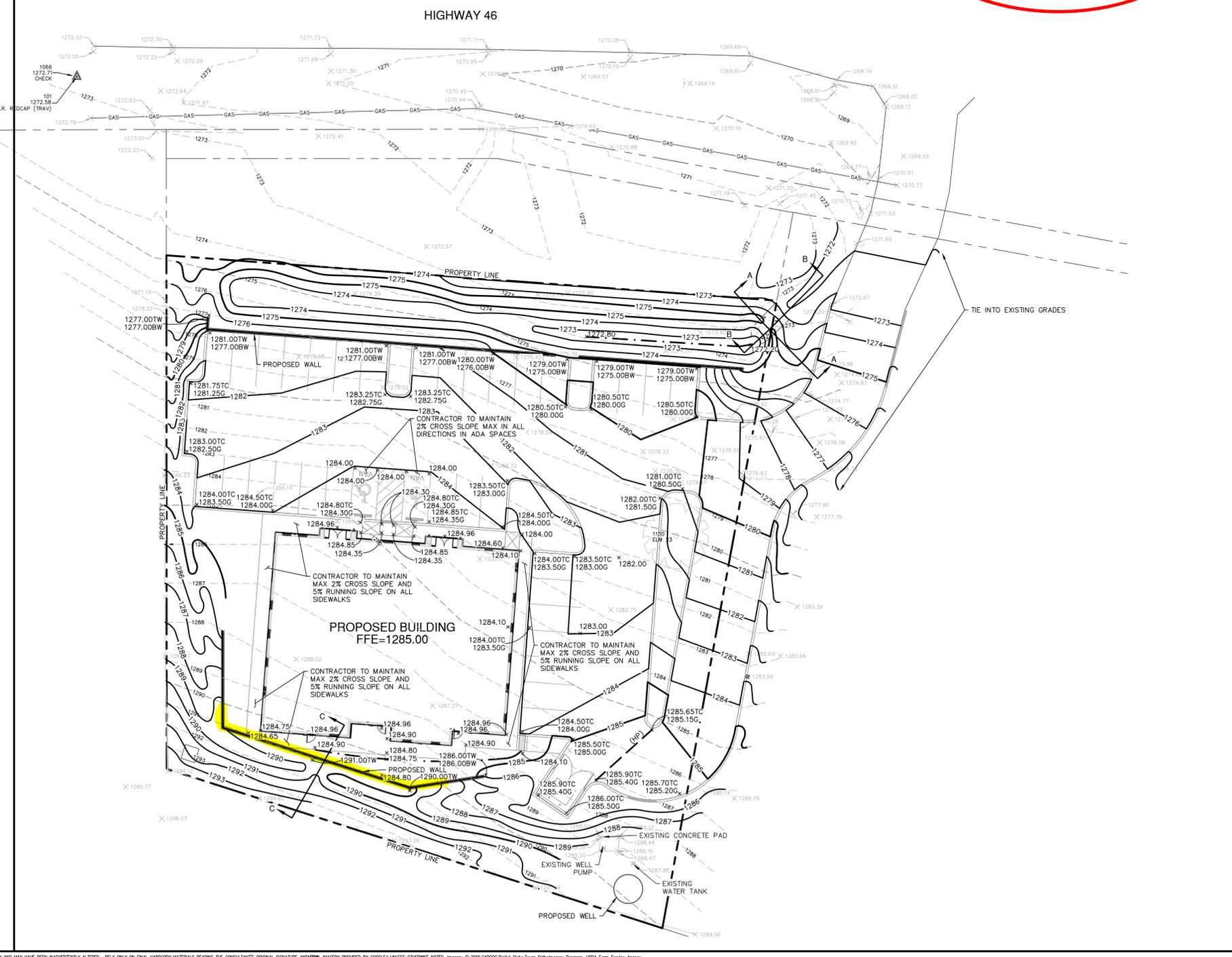
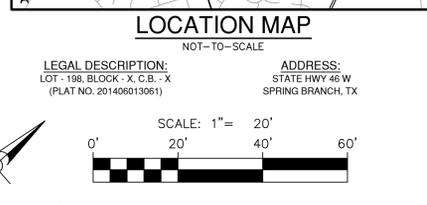
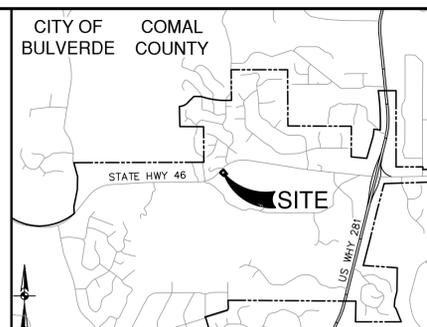
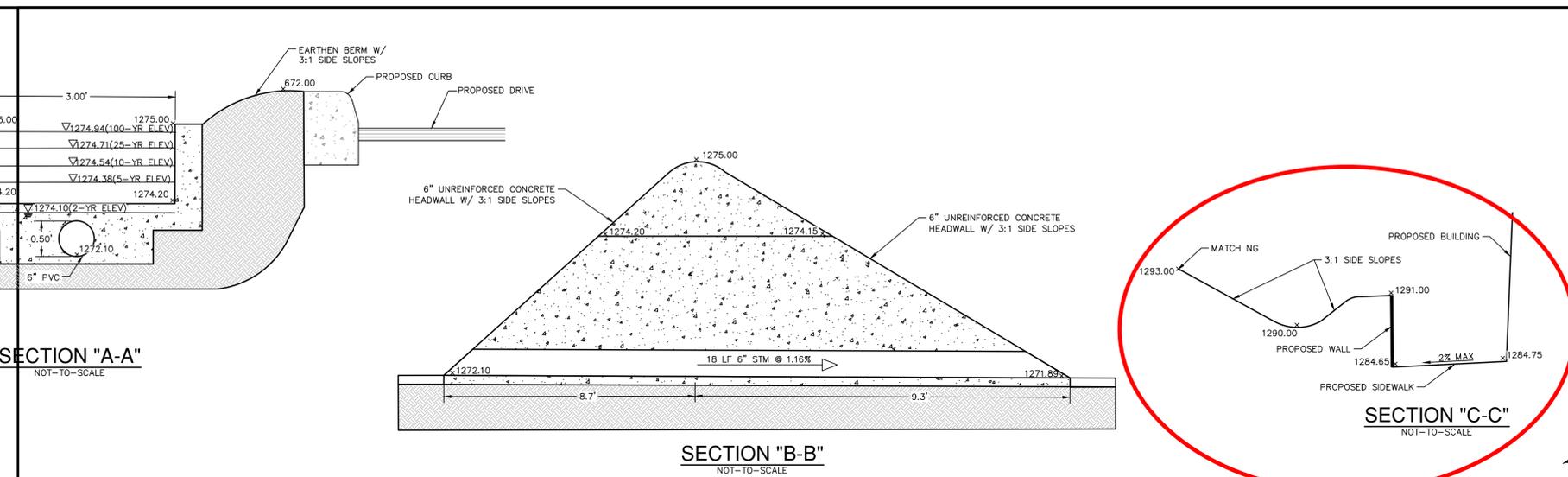
- 4) Describe how granting the variance will be in the spirit of the regulation.

The site meets ADA, detention, and cut/fill requirements in all other locations onsite. The portion not meeting the requirements is directly adjacent to the building and is due to the steep onsite slopes. Because the foundation itself experiences over a 4 foot cut, the southern portion of the foundation and adjacent sidewalk exceeds the 4' cut requirement. The sidewalk is to provide access to the rear of the building and continues around the building to catch up to the 4 foot cut requirements within a short distance. The area in question is directly due to the steep slope of the site and is limited to the rear sidewalk alone. A cut wall is provided to catch up to grades. If the sidewalk is removed and the foundation extended, there will be no rear access to the building and wall will still be required. Granting a variance would allow this additional required access while maintaining the same cut as would be required for the extended foundation.

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

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

DATE: AUG 19, 2021, 9:10am, User: ID: 61699
 FILE: P:\22\22\CA\Design\Civil\1222201.dwg
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LEGAL DESCRIPTION:
LOT 138, BLOCK X, C.B. X
(PLAT NO. 201406013061)

ADDRESS:
STATE HWY 46 W
SPRING BRANCH, TX
75272

NOT-TO-SCALE

Open studio architecture

The Finesilver Building
1285 Industrial St. Ste. 106
New Braunfels, Texas 78130
Tel: 830.627.3290
www.openstudio-usa.com
8/17/2021

THOMAS MATTHEW CARTER
75272
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

Revisions		
Number	Description	Date

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GRADING NOTES

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
- ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
- THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
- IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1% ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
- POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

DR. METZ, DR. COOKSEY, DR. PONSFORD MOB
 21477 STATE HWY 46 W
 STE. 101 & 105
 SPRING BRANCH, TX 78070

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78218 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

GRADING PLAN
 drawing number:

C5.00

REVIEW MEMORANDUM

TO: Thomas M. Carter, P.E.
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: Medical Office Building at 21477 SH46
Tier 2 Drainage Analysis
and Design Plans Review/Acceptance
City Permit # 2021-550

DATE: October 1, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review of the Tier 2 Drainage analysis for the proposed medical office building at 21477 SH46, SWMP dated 8/17/21 and design plans dated 8/20/21. The review was conducted relative to the requirements established in the current Subdivision Ordinance of the City of Bulverde and the City's Storm Drainage Design Criteria Manual. The report by Pape-Dawson Engineers documents the methodology used.

The overall site includes 1.26 acres and will add 25,101 SF of impervious cover with a single building and parking lot. After a thorough review of the SWMP and civil design plans, Halff has no comments and recommends approval of the proposed medical office building at 21477 SH46.

- Project site drainage area delineation appears accurate ✓
- Runoff Curve Numbers and % Impervious cover calculations look accurate ✓
- Time of Concentration estimates are appropriate ✓
- Detention analysis is appropriate and runoff leaving project site is detained to pre-developed conditions for all storm events ✓
- Grading is appropriate and retaining walls are no more than 4 feet tall ✓
- No cuts/fill greater than 4 feet observed ✓



PLANNING & ZONING COMMISSION ITEM
ZC-22-01

ZONE CHANGE
Blanco Road at Park Village

MEETING DATE: May 12, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Hold a public hearing and consider an Ordinance for a zone change from PDD, Planned Development District, with a base zoning of R-3, Residential District to C-3 Commercial District, for approximately 12 Acres, generally located on the east side of Blanco Road, approximately ½ mile south of State Hwy 46.

APPLICANT:

Rob Killen
10101 Reunion Place, Suite 250
San Antonio, TX 78216

PROPERTY INFORMATION:

Owner: Two Seventy-Seven, LTD.
Legal Description: N/A
Size: Approx. 12 Acres
Existing Land Use: Undeveloped
Existing Zoning: PDD, Planned Development District (R-3 Residential District base zoning)
Proposed Land-Use: C-3 Commercial District

NOTICE:

Personal Notice: April 29, 2022
Published Notice: April 24, 2022

Staff sent 39 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, Staff received six (6) letters of opposition and none in support out of those 39 properties that were individually notified.

IN SUPPORT: 0

IN OPPOSITION: 6

REQUEST SUMMARY:

This is a request for a zone change for approximately 12 acres within the western most portion of the Park Village Development that directly abuts Blanco Road. Most of the Park Village (Ventana)

Development is located outside of the City Limits, and is governed by a Development Agreement. This small strip however, is in the City Limits, and not subject to the Development Agreement. The strip is however located within the Park Village Master Development Plan, which was originally approved in 2013.

The owners (also the owners of Ventana) generally plan to develop this area illustrated in Exhibit A, as a commercial development in line with C-3 permitted uses. However, this subject property is currently zoned PDD, Planned Development District with an R-3 Residential District base zoning), which allows a minimum ½ acre size lots. The PDD was approved on April 10, 2018, and also granted a minimum lot size of 17,000 square feet as well as a reduced front yard setback of 25 feet and approved a provided conceptual site plan which illustrated the proposed locations and areas of single-family lots, a proposed slip-road, and a proposed landscape buffering strip. The approved PDD conformed in use with the adjacent Ventana development which is a single-family residential subdivision.

The proposed C-3 Commercial District is not in compliance with the approved Park Village Master Development Plan for single-family residential lots nor with the City of Bulverde Future Land Use Plan which designates the area as Agricultural. Both are attached herein for your review.

Per Section 14.03.010 of the Bulverde Code of Ordinances: *The general intent of the C-3 district is to provide for heavy commercial/light industrial uses such as regional retail centers, motor vehicle sales and cabinet shops in limited areas of the city. Activities should be conducted inside a building for the most part, but by their nature may include some outdoor storage provided the requirements of [article 14.14](#) are met. Traffic to the site may be heavier both in volume and in the type of vehicle than for the C-1 and C-2 districts. Adjacent properties should be designed to share internal circulation and limit the number of approaches to arterial streets.*

ANALYSIS:

This request is one of three potential actions necessary to allow for the use of the subject area for a commercial development. These actions are as follows:

1. Future Land Use Plan Amendment
2. **Zone Change**
3. Master Development Plan Amendment

ATTACHMENTS:

- Exhibit A – Property Boundary Map
- Exhibit B – Park Village Master Development Plan (Currently Approved)
- Exhibit C – City of Bulverde Future Land Use Plan
- Exhibit D – Approved PDD Ordinance



Application for Zoning Change

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

Date: _____

Case No. _____

Applicant Information:

Rob Killen	(210) 960-2750	
Name	Phone	Fax
10101 Reunion Place, Suite 250, San Antonio, TX 78216		Rob@kgftx.com
Address		Email

Property Owner Information:

Two Seventy Seven, Ltd.	(210) 554-4000	(210) 524-4029
Name	Phone	Fax
8023 Vantage Dr, Suite 1000, San Antonio, TX 78230		
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: See attached Legal Description

Legal Description: See attached Legal Description

Zoning District Classification: PDD, Planned Development District

Requested Zoning District Classification: C3

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

We are requesting the proposed rezoning to C-3 to allow the property to be developed as a commercial development in line with C-3 permitted uses benefiting the surrounding residential homes and communities.

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

Date 11 April 22

Fees:

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

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

Property Identification #: 82287

Geo ID: 780842000100
 Situs Address: 0 TBD
 Property Type: Real
 State Code: E4

Property Information: 2022

Legal: A-842 SUR-774 H
 Description: KABELMACHER, ACRES 2.7800
 Abstract: A0842
 Neighborhood: Rural ac. area 4
 Appraised Value: N/A
 Jurisdictions: 046LR, SCIS, 046, CAD, ZZZ, ES1, CBUL, ES5, WCI6

Owner Identification #: 199135

Name: TWO SEVENTY SEVEN LIMITED
 Exemptions:
 DBA: PARK VILLAGE



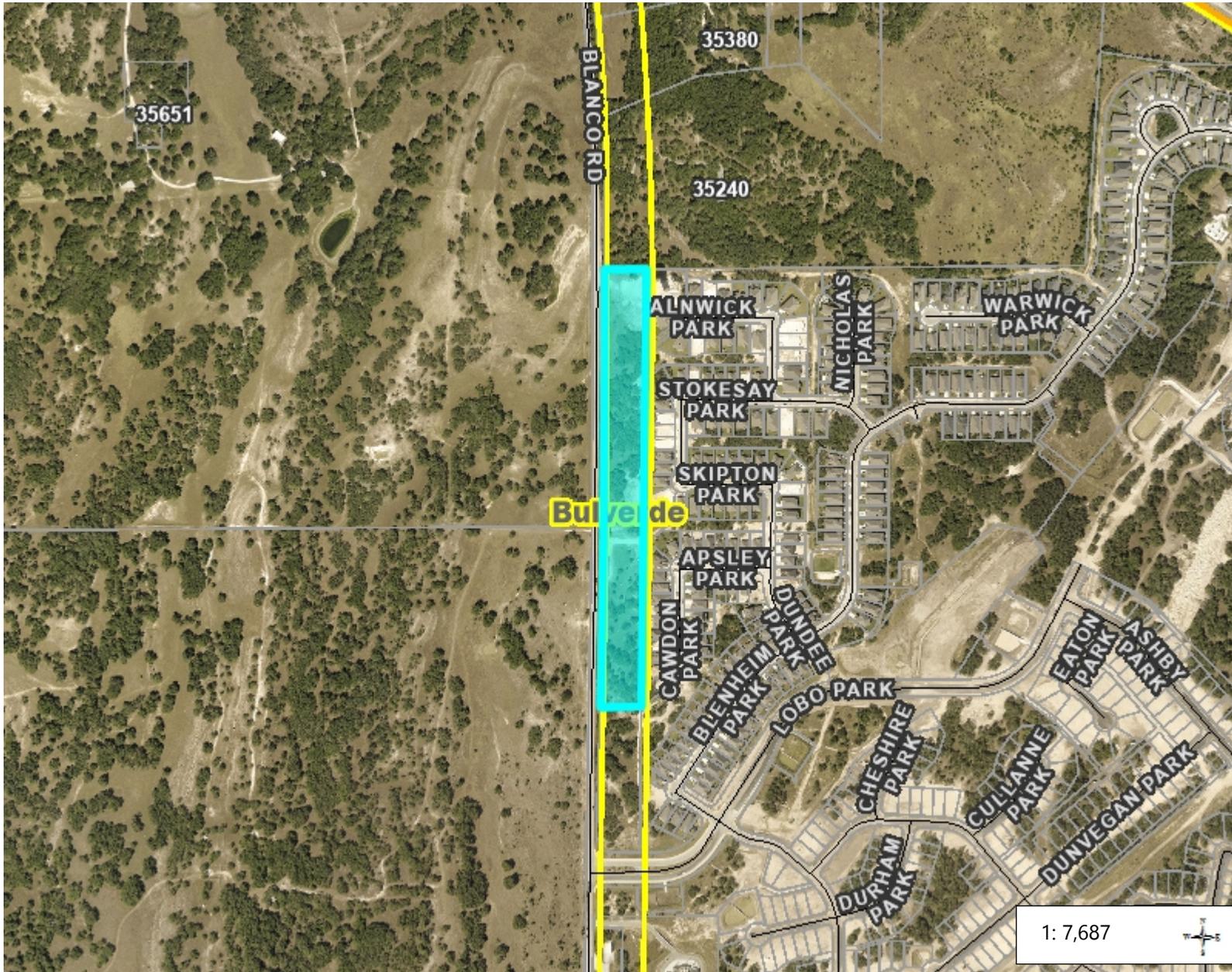
Comal CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Comal County Appraisal District expressly disclaims any and all liability in connection herewith.



Legend

- Addresses
- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Notes

0.2 0 0.12 0.2 Miles

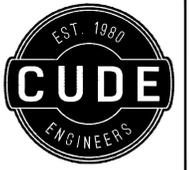
NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 7,687





4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

**PARK VILLAGE SUBDIVISION
(VENTANA)**
MASTER DEVELOPMENT PLAN
COMAL COUNTY, CITY OF BULVERDE ETJ



VICINITY MAP



NOTES:

- PROJECT IS SUBJECT TO DEVELOPMENT AGREEMENT EFFECTIVE JULY 31, 2014
- PROJECT IS LOCATED WITHIN THE CITY LIMITS OF BULVERDE AND WITHIN THE ETJ OF BULVERDE.
- THE PORTION OF PROJECT WITHIN THE ETJ IS WITHIN THE COMAL COUNTY WCID NO. 6
- PROJECT IS WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
- NO PORTION OF THE PROJECT IS WITHIN A 100-FLOOD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 48091C0195F.
- COLLECTOR STREET LENGTH = 5325 LF
- DENSITY = 2.32 LOTS PER ACRE OR 1 LOT PER 18763 SF
- PARK REQUIREMENTS**
 - PARK LAND REQUIRED = 3 ACRES/100 LOTS = 19.3 ACRES
 - PARK LAND PROVIDED**
 - LINEAR PARK #1 = 16.0 ACRES
 - LINEAR PARK #2 = 7.7 ACRES
 - TOTAL = 23.7 ACRES
 - PARK LAND SEQUENCING**
 - LINEAR PARK #1 TO BE PLATTED WITH UNIT 5
 - LINEAR PARK #2 TO BE PLATTED WITH UNIT 7
- DOMESTIC WATER: PROPERTY IS SERVED BY CLWSC THROUGH AGREEMENT DATED SEPTEMBER 28, 2009. ALL MAINS DIAMETERS ARE DETERMINED IN SAID AGREEMENT.
- SANITARY SEWER: PROJECT IS SERVED BY GBRA THROUGH AGREEMENT DATED AUGUST 14, 2014. ALL MAINS TO BE 8" DIAMETER ASTM D3034 SDR26 PVC PIPE. GRADES TO BE DETERMINED AT PLATTING WITH A MINIMUM 0.35% SLOPE.
- STORM WATER MANAGEMENT: PROJECT WILL PROVIDE ONSITE DETENTION AT LOCATIONS SHOWN. SIZES TO BE DETERMINED WITH PLATTING. ALL STORM WATER CONVEYANCE LOCATIONS, SIZES, AND GRADES TO BE DETERMINED AT PLATTING.
 - DETECTION POND SEQUENCING:**
 - DETECTION POND #1 - UNITS 1, 2, AND 4
 - DETECTION POND #2 - UNITS 2, 3, 4, 5, 6, 7, 8, 10, AMENITY AND WWTP
 - DETECTION POND #3 - UNIT 10, AND WATER STORAGE FACILITY
 - DETECTION POND #4 - UNITS 7, 8 AND 9

DEVELOPER:
TWO SEVENTY SEVEN, LTD.
ATTN. Mr. TODD GOLD
8023 VANTAGE DRIVE, SUITE 1200
SAN ANTONIO, TEXAS 78230
(210) 524-4000

LEGAL DESCRIPTION:
277.4 ACRES OUT OF THE CHRISTIAN HOPFEINZ SURVEY NO. 845, ABSTRACT 711; HUGH WHITE SURVEY NO. 430, ABSTRACT 658; HEINRICH KABELMACHER SURVEY NO. 936, ABSTRACT 842; AND MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY, TEXAS AS DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 200506038360 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

UNIT #	LOT COUNT	ACREAGE
1	10	8.4
2	118	36.1
3A	41	16.9
3B	35	7.1
4	54	21.2
5	61	39.5
6A	58	25.7
6B	50	17.0
7	54	32.8
8	66	22.5
9	78	28.7
10	17	11.5
AMENITY	-	3.0
WWTP	-	6.3
WATER	-	0.7
TOTAL	642	277.4

AREA (ACRES)	
TOTAL	277.4
R.O.W.	46.4
SINGLE FAMILY LOTS	121.9
WATER STORAGE FACILITY	0.7
WWTP	6.3
OPEN SPACE	102.1

LEGEND

- SINGLE FAMILY LOTS
- OPEN SPACE
- DETENTION POND
- ROADWAY
- UTILITY
- PARK
- PREVIOUSLY PLATTED
- CONTOURS
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPERTY BOUNDARY
- PHASE BOUNDARY
- CITY LIMIT
- DRAINAGE FLOW PATH
- ACCUMULATION POINT

DATE	2019-01-02
PROJECT NO.	R03021.004.0
DRAWN BY	KMH
CHECKED BY	JAM
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

CUDE ENGINEERS
TBPE No. 455

PLAT NO.
N/A



ORDINANCE NO. 535

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, AMENDING THE ZONING FOR AN APPROXIMATELY 11.543-ACRE TRACT LOCATED ON THE EAST SIDE OF BLANCO ROAD APPROXIMATELY ONE-HALF MILE SOUTH OF STATE HIGHWAY 46; DIRECTING THE AMENDMENT OF THE ZONING MAP; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subject property located on the east side of Blanco Road approximately one-half mile south of State Highway 46, being 11 .543acres, more or less, described in the attached Exhibit "A" (the "**Property**") is currently zoned AG Agricultural District; and

WHEREAS, the Planning and Zoning Commission of the City of Bulverde, Texas, and the City Council of the City of Bulverde, Texas, in compliance with the Charter and State law with reference to the zoning ordinance and zoning map of the City of Bulverde, Texas, have given requisite notices by publication and otherwise, and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council, having received the final report of the Planning and Zoning Commission and having determined that the proposed use will be harmonious with existing buildings, structures, and uses on abutting and nearby properties in the vicinity of the Property in accordance with the current zoning regulations of the City, is of the opinion that the Property should be zoned as set forth herein; and

WHEREAS, the City Council finds and determines that the meeting at which this Ordinance was passed was open to the public, that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS:

1. **Findings of Fact.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
2. **Enactment.** The Property, which is currently zoned AG Agricultural District, is hereby zoned as Planned Development District – Ventana Blanco Road in accordance with Exhibit B, attached hereto and incorporated herein for all purposes
3. **Amendment of Zoning Map.** The City Manager is hereby ordered and directed to cause the Zoning Map of the City of Bulverde, established by Section 14.1.17 of Ordinance 437, adopted on September 13, 2016, to be amended to establish zoning for the Property in conformance with this ordinance.
4. **Repealer.** All ordinances, resolutions, or parts thereof, that are in conflict or are inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict or inconsistency, and the provisions of this Ordinance shall be and remain controlling as to the matter regulated herein.
5. **Severability.** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section,

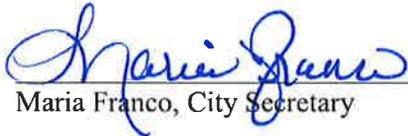
subsection, sentence, provision, clause, or phrase of this ordinance and same are deemed severable for this purpose.

6. **Effective Date.** This Ordinance shall be effective as of the date of adoption.

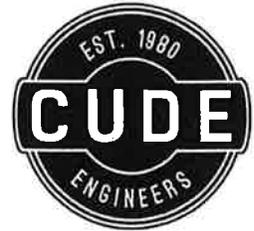
PASSED AND ADOPTED this 10th day of April, 2018.


Bill Krawietz, Mayor

ATTEST:


Maria Franco, City Secretary





**LEGAL DESCRIPTION
11.543 ACRES OF LAND**

11.543 acres of land located in the H. Kabelmacher Survey Number 936, Abstract Number 842, Comal County, Texas and being a portion of that certain called 277.39 acres, as conveyed to Two Seventy Seven Limited and described in Document Number 200506038360, Official Records of Comal County, Texas; said 11.543 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod with a red cap, located in the easterly right of way line of Blanco Road and marking the most westerly northwest corner of the said 277.39 acre tract;

THENCE, North 89deg 31' 28" East, along a northerly line of the said 277.39 acre tract, a distance of 200.04 feet, to a point;

THENCE, into the said 277.39 acre tract, the following courses:

South 00deg 39' 41" West, a distance of 2,522.22 feet, to a point;
South 89deg 41' 33" West, a distance of 129.17 feet, to a point;
Northerly, along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 90deg 58' 08", an arc length of 79.39 feet and a chord bearing: N 44deg 49' 23" W, 71.31 feet to a point;
North 89deg 20' 19" West, a distance of 20.00 feet, to a point located in the easterly right of way line of Blanco Road;

THENCE, North 00deg 39' 41" East, along the easterly right of way line of Blanco Road, a distance of 2,470.45 feet, to the **POINT OF BEGINNING** and containing 11.543 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

This description was prepared for zoning purposes only.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W. Russell 2/6/18

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455

Job No. 03021.005.00
February 6, 2018
J.W.R.



EXHIBIT B

Planned Development District – Ventana Blanco Road

1. **Permitted Uses.** Subject to the below terms, all uses in the R-3 Residential District are permitted in the Planned Development District – Ventana Blanco Road (the “*District*”).
2. **Lot Area Requirements.** Lot area requirements shall be as provided in the R-3 Residential District with the following exceptions:
 - (A) **Lot Size.** Minimum lot size shall be 17,000 square feet; and
 - (B) **Front Setback.** The minimum front building setback shall be 25 feet.
3. **Building Requirements.** Building requirements shall be as provided in the R-3 Residential District except that all garage entries shall face the side lot line and shall not face Blanco Road.
4. **Parking Requirements.** Parking requirements shall be as provided in the R-3 Residential District.
5. **Design and Development.** The general design and development of the District shall substantially conform to the site plan attached as Attachment 1 and shall comply with the following:
 - (A) **Slip Road.** The westernmost property line of the Slip Road identified in Attachment 1 (the “*Slip Road*”) shall be located no less than thirty (30) feet from the easternmost right-of-way line of Blanco Road. Such Slip Road shall be established, constructed, and maintained as a private street in conformance with the City of Bulverde Code of Ordinances, including but not limited to Subdivision Ordinance § 2.04.
 - (B) **Buffer Area.**
 - (1) The 30-foot area between the Slip Road and Blanco Road pursuant to subsection (A) above (the “*Buffer Area*”) shall be planted with landscaping sufficient to create a visual buffer between Blanco Road and the structures built within the District. Such landscaping shall include but not be limited to the following:

- (a) One tree per 50 linear feet a minimum of 4 caliper inches and 9 feet tall of a species that qualifies as a replacement tree under the Subdivision Ordinance, Section 4.06 (“*Large Trees*”);
- (b) One tree per 50 linear feet a minimum of 2 caliper inches that is identified as an evergreen species recommended for Comal County by the Texas A & M Forest Service (“*Small Trees*”); and
- (c) Dwarf shrubs or small shrubs as identified by the Texas A & M AgriLife Extension Service (“*Shrubs*”) planted between each Large Tree and Small Tree

(3) The minimum distance between a Small Tree and a Large Tree shall be 20 feet.

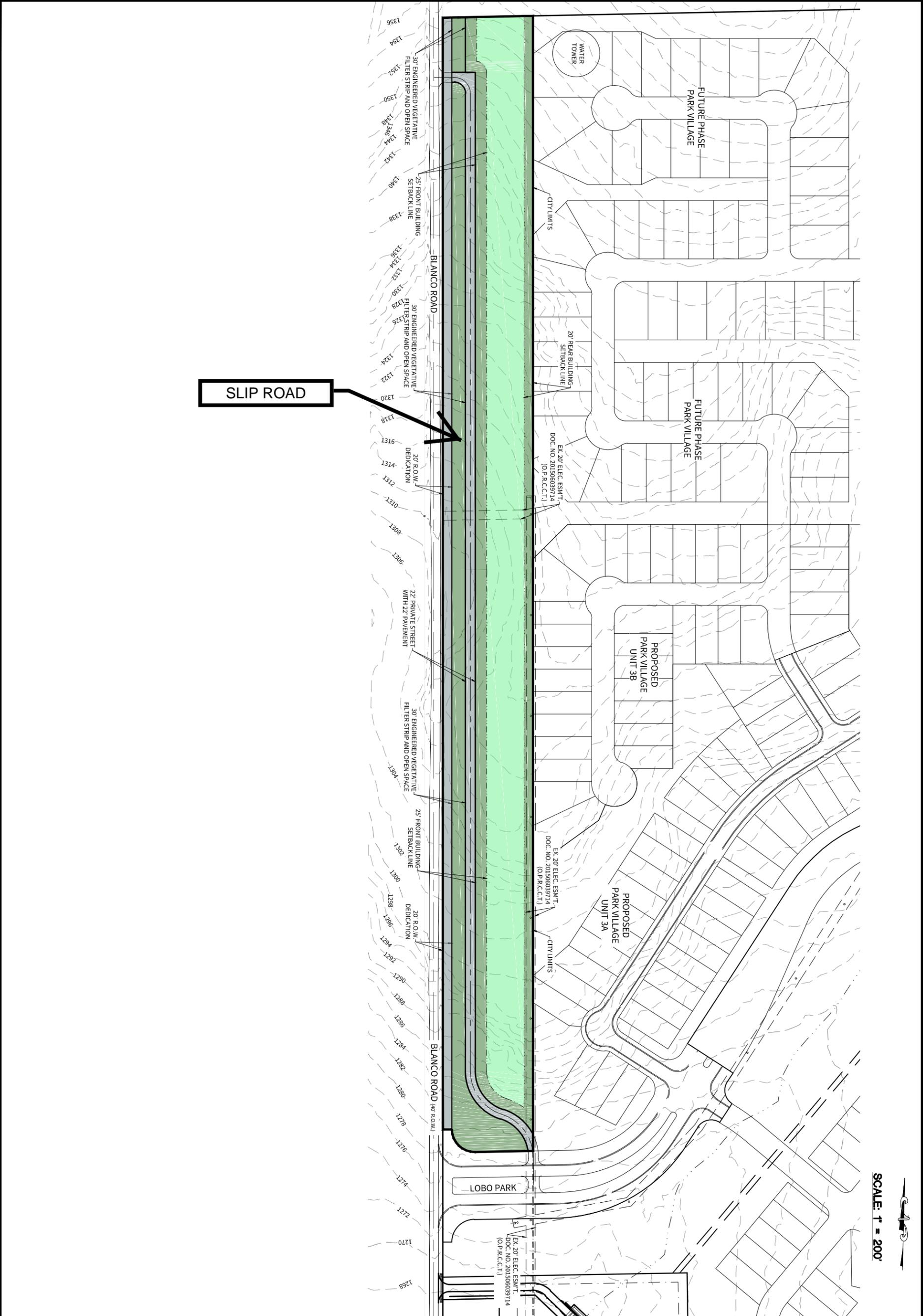
(4) Existing trees and shrubs meeting the criteria for a Shrub, Small Tree or a Large Tree may remain in place to satisfy the requirements of this subsection (B), provided that the minimum distances between trees is satisfied.

(5) All landscaping within the Buffer Area shall be irrigated with an in-ground automatic sprinkler and maintained in a reasonable and prudent manner designed to ensure the survival of such landscaping.

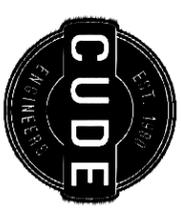
(6) Nothing in this Ordinance shall relieve any person of the requirements of the City of Bulverde Code of Ordinances relevant to landscaping and trees, including but not limited to Section 4.06, Subdivision Ordinance and Chapter 17, City of Bulverde Code of Ordinances.

6. Additional Requirements for Planned Developments. Additional requirements for planned developments shall be as provided in Bulverde Code of Ordinances § 14.03.013(f).

7. Definitions and Applicability. All words defined in this Ordinance shall apply only to the District. This Ordinance applies only to the District. Except as expressly stated in this Ordinance, all provisions of the Code of Ordinances apply to the District.



SCALE: 1" = 200'



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

PARK VILLAGE
REZONING SITE PLAN

DATE
3/8/18

PROJECT NO.
03021.005

DRAWN BY
K.M.H.

CHECKED BY
J.A.M.

CUDE ENGINEERS
TBPE No. 455

E-1



PLANNING & ZONING COMMISSION ITEM

CA-22-02

Chapter 16: Code Amendment Per-Caliper-Inch Cash Value for Replacement Trees

MEETING DATE: May 12th, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, Planning Director

REQUEST:

Discuss and Consider an Ordinance Amending Chapter 16, Planning and Development Fee Schedule, Code of Ordinances of the City of Bulverde, Texas to set Tree Mitigation fee in lieu amounts; repealing conflicting ordinances; providing a severability clause; and providing an effective date.

SUMMARY:

This proposed ordinance is brought forward per a request from the City Council. Currently, Section 17.06.009 and Section 4.07 of the City of Bulverde Code of Ordinances provides that a person may pay an amount of cash-in-lieu of planting trees as part of a tree mitigation plan and that a per-caliper-inch cash value for replacement trees shall be set by the City Council after review and recommendation by the Planning and Zoning commission, as part of the traditional variance process.

This proposed ordinance amends Chapter 16, Planning and Development Fee Schedule, of the City of Bulverde Code of Ordinances to set the per-caliper-inch cash value for replacement trees at \$300 per-caliper-inch. The proposed ordinance will eliminate the need for a variance procedure when a cash-in-lieu amount is proposed and instead require a fee per caliper inch be paid for mitigation requirements. The fee will be reviewed every year to insure it is based on current market prices.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BULVERDE, TEXAS AMENDING CHAPTER 16, PLANNING AND DEVELOPMENT FEE SCHEDULE, CODE OF ORDINANCES OF THE CITY OF BULVERDE, TEXAS TO SET TREE MITIGATION FEE IN LIEU AMOUNTS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sections 17.06.009 and Section 4.07, Code of Ordinances of the City of Bulverde, Texas (the “*Code*”), provides that a person may pay an amount of cash in lieu of planting trees as part of a tree mitigation plan and that a per-caliper-inch cash value for replacement trees shall be set by the City Council after review and recommendation by the planning and zoning commission;

WHEREAS, following a recommendation of the planning and zoning commission, the City Council desires to amend Chapter 16 of the Code to set the per-caliper-inch cash value for replacement trees;

WHEREAS, the City Council finds and determines that the passage of this Ordinance promotes the health, safety, and welfare of the public and the City of Bulverde; and

WHEREAS, the City Council finds and determines that the meeting at which this Ordinance was passed was open to the public, that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and that the City of Bulverde complied with all other requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS THAT:

- 1. Findings of Fact.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- 2. Enactment.** The table labeled “Watershed Preservation and Protection Permits” is amended as stated in Exhibit A.
- 3. Repealer.** All ordinances, resolutions, or parts thereof that are in conflict or are inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict or inconsistency, and the provisions of this Ordinance shall be and remain controlling as to the matter regulated herein.
- 4. Severability.** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this ordinance and same are deemed severable for this purpose.
- 5. Effective Date.** This Ordinance shall be effective as of the date of adoption.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF _____, 20__.

APPROVED:

Bill Krawietz, Mayor

ATTEST:

Maria Franco, City Secretary

EXHIBIT A

The table titled “Watershed Preservation and Protection Permits” found in Section 16.01.001, Code of Ordinances of the City of Bulverde, Texas is amended as shown below, with insertions indicated by underlines (e.g. underlines) and deletions indicated by strikethroughs (e.g. ~~strikethroughs~~):

Watershed Preservation and Protection Permits	
Tree preservation permit	\$250.00, plus \$10.00 per acre of preservation site
Steep slope development	\$250.00, plus \$10.00 per acre of preservation site
Cut and fill	\$250.00, plus \$10.00 per acre of preservation site
Water quality	\$250.00, plus \$10.00 per acre of preservation site
Impervious cover	\$250.00, plus \$10.00 per acre of preservation site
Per-caliper-inch cash value for replacement trees	\$300 per caliper inch

EXHIBIT A
Amendment