



**NOTICE OF SPECIAL MEETING**  
**PLANNING AND ZONING COMMISSION**  
**6:00 P.M. – June 9, 2022**

30360 Cougar Bend, Bulverde, TX 78163

**MEETING AGENDA**

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

**2) APPROVAL OF MINUTES**

- a. May 12, 2022, Planning and Zoning commission meeting

**3) REGULAR AGENDA ITEMS**

- A. SUP-22-03 (Guest House): Hold a public hearing and consider a request by Austin Hansen for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 19, Block 7, Belle Oaks Ranch Subdivision Phase V, located at 938 Maximo Ridge.
- B. SUP-22-04 (Guest House): Hold a public hearing and consider a request by Ryan and Lauren Garrett for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 88, Block 10, Belle Oaks Ranch Subdivision Phase VII, located at 34725 Carries Creek Drive.
- C. PC-22-06 (Preliminary): Reconsideration of a Preliminary Plat for Comal ISD Middle School 8, generally located near the intersection of US Highway 281 and Ancestral Trail.
- D. PC-22-08 (MDP): 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.
- E. PC-22-13 (Replat): Reconsideration of a Replat for Lot 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.
- F. PC-22-16: (MDP): Consider the approval of a Master Development Plan (MDP) for the Ventana II Development, generally located approximately 3700 feet east of the intersection of State Highway 46 and Blanco Road.
- G. PC-22-17 (Replat): Consideration of a Replat for Lot 37 & 38, Block 1, Centennial Ridge Unit 3, generally located 0.16 miles east of Banfield Pass and Adyson Ridge.
- H. PC-22-18 (Replat): Consideration of a Replat for Lots 2, 3 & 900 at HEB Bulverde, generally located near the intersection of Bulverde Crossing and State Highway 46.
- I. PC-22-19 (Conveyance): Consideration of a Conveyance Plat for 13.251 acres located Southwest of FM 1863 & Wiley Road.
- J. PC-22-20 (Vacate/Replat): Consider the approval of a Vacate and Replat of Bulverde Commercial Subdivision, located East of Highway 281 & Ancestral Trail.

- K. PC-22-21 (Replat): Consider the approval of a Replat of Lots 1, 2 and 3, Bulverde Oaks Unit 1, Establishing Lots 1R and 2R, generally located at the intersection of Wildridge Terrace and Sierra Vista Drive.
- L. PC-22-22 (Final Plat): Consideration of a Final Plat for Victorian Oaks at 980 Old Boerne Rd, generally located 1.2 miles west of the intersection of Highway 46 and Old Boerne Rd.
- M. VR-22-10: Consider a request by CPS Energy for a variance to Chapter 3, Section 3.10.031(4.A), related to a utility street cut on a road surface that has been overlaid within the past seven (7) years.

#### **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 June 6, 2022.

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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](http://www.bulverdetx.gov)

City of Bulverde Planning & Zoning Commission Minutes  
Regular Commission Meeting: May 12th, 2022

Meeting Duration: 6:00PM-9:01PM

### **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),

### **APPROVAL OF MINUTES**

- A. April 10<sup>th</sup>, 2022, Planning and Zoning Commission meeting. **Chairman Sisk made a motion to approve the April 10<sup>th</sup>, 2022 meeting minutes. The motion was seconded by Commissioner Molina and passed with a 7-0 vote.**

### **EXECUTIVE SESSION**

None

### **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. **Director Huerta presented the staff report and answered questions asked by the commission. Due to unresolved review comments, Commissioner Hawkins made a motion to recommend denial of PC-22-11. The motion was seconded by Commissioner Porter and passed with a vote of 6-0, with Commissioner Prescott abstaining.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. Commissioner Prescott made a motion to recommend approval of PC-22-12. The motion was seconded by Commissioner Hawkins and passed with a 7-0 vote.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. Due to unresolved review comments, Chairman Sisk made a motion to recommend denial of PC-22-13. The motion was seconded by Commissioner Burrier and passed with a 7-0 vote.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. Chairman Sisk made a motion to recommend approval of PC-22-14. The motion was seconded by Commissioner Prescott, and passed with a 4-0 vote, with Commissioners Burrier and Hawkins abstaining, and Commissioner Porter voting in opposition of the motion.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. Commissioner Molina made a motion to recommend approval of PC-22-14. The motion was seconded by Chairman Sisk, and passed with a 4-0 vote, with**

**Commissioners Burrier and Hawkins abstaining, and Commissioner Porter voting in opposition of the motion.**

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. **1) Tree Survey Application Requirements: Director Huerta presented the staff report and answered questions asked by the commission. Chairman Sisk made a motion to recommend denial of VR-22-06 (1). The motion was seconded by Commissioner Burrier, and passed with a 5-0 vote, with Commissioner Hawkins abstaining, and Commissioner Prescott voting in opposition of the motion.**

**2) Development Density: Director Huerta presented the staff report and answered questions asked by the commission. Chairman Sisk made a motion to recommend denial of VR-22-06 (2). The motion was seconded by Commissioner Alexandre and passed with a 7-0 vote.**

**3) Parkland Dedication Size, Dimensions and Access: Director Huerta presented the staff report and answered questions asked by the commission. Chairman Sisk made a motion to recommend approval of VR-22-06 (3). The motion was seconded by Commissioner Porter and passed with a 7-0 vote.**

**4) Tree Protection Measures: Director Huerta presented the staff report and answered questions asked by the commission. Commissioner Porter made a motion to recommend denial of VR-22-06 (4). The motion was seconded by Commissioner Molina, and passed with a 6-0 vote, with Commissioner Prescott abstaining.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. Due to unresolved review comments, Chairman Sisk made a motion to recommend denial of PC-22-08. The motion was seconded by Commissioner Porter and passed with a 7-0 vote.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. Commissioner Prescott made a motion to recommend approval of VR-22-04. The motion was seconded by Commissioner Molina and passed with a 7-0 vote.**

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 Page 2 of 2 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. **Director Huerta presented the staff report and answered questions asked by the commission. Chairman Sisk made a motion to recommend denial of ZC-22-01. The motion was seconded by Commissioner Alexandre, and passed with a 6-0 vote, with Commissioner Prescott abstaining.**

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. **Director Huerta presented the staff report and answered questions asked by the commission. Commissioner Alexandre made a motion to recommend approval of CA-22-02. The motion was seconded by Commissioner Porter and passed with a 7-0 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 9:01 p.m. I certify that the above minutes were approved by the Commission on June 9th, 2022.

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Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:  
SUP-22-03  
**SPECIAL USE PERMIT**  
938 Maximo Ridge

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**MEETING DATE:** June 9, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta, AICP, Planning Director

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**REQUEST:**  
Hold a public hearing and consider a request by Austin Hansen for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 19, Block 7, Belle Oaks Ranch Subdivision Phase V, located at 938 Maximo Ridge.

**OWNER/APPLICANT:**  
Austin Hansen  
137 White Rock  
Cibolo, TX 78108

**PROPERTY INFORMATION:**  
Address: 938 Maximo Ridge  
Legal Description: BELLE OAKS RANCH PHASE V, BLOCK 7, LOT 19  
Owner: Austin Hansen  
Existing Land Use: Undeveloped  
Existing Zoning: R-2, Residential District

**NOTICE:**  
Public Notice: May 29, 2022  
Personal Notice: May 27, 2022

Staff sent 15 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, staff received no letters of support or opposition out of those 20 properties that were individually notified.

**IN SUPPORT: 0**  
**IN OPPOSITION: 0**

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**SUMMARY:**  
Austin Hansen, owns 938 Maximo Ridge and is requesting a Special Use Permit for a Guest House as an accessory use on Lot 19, Block 7, Belle Oaks Ranch Subdivision Phase V, located at 938 Maximo Ridge.

**ANALYSIS:**

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

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

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

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

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

**SUGGESTED CONDITIONS:**

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

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

**CONSIDERATIONS FOR EVALUATION:**

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

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

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

**ATTACHMENTS:**

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



# Application for Special Use Permit (SUP)

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: 4-26-22

Case No. \_\_\_\_\_

### Applicant Information:

AUSTIN HANSEN 512 771 5465  
Name Phone Fax  
137 White Rock Cibolo, TX 78108 austinh12@gmail.com  
Address Email

### Property Owner Information:

AUSTIN HANSEN 512 771 5465  
Name Phone Fax  
137 White Rock Cibolo, TX 78108 austinh12@gmail.com  
Address Email

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

### Property Identification:

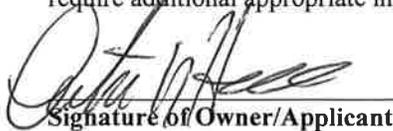
Street Address: 938 Maximo Ridge, Bulverde TX 78163  
Legal Description: Belle Oaks Ranch, Phase V, Block 7, Lot 19  
Use Requested: Guest House

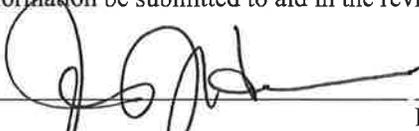
### The Following Must Be Submitted with Application:

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

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

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

  
Signature of Owner/Applicant

 4-26-22  
Date

Fees:  
Special Use Permit Review Fee - \$750.00

April 26, 2022

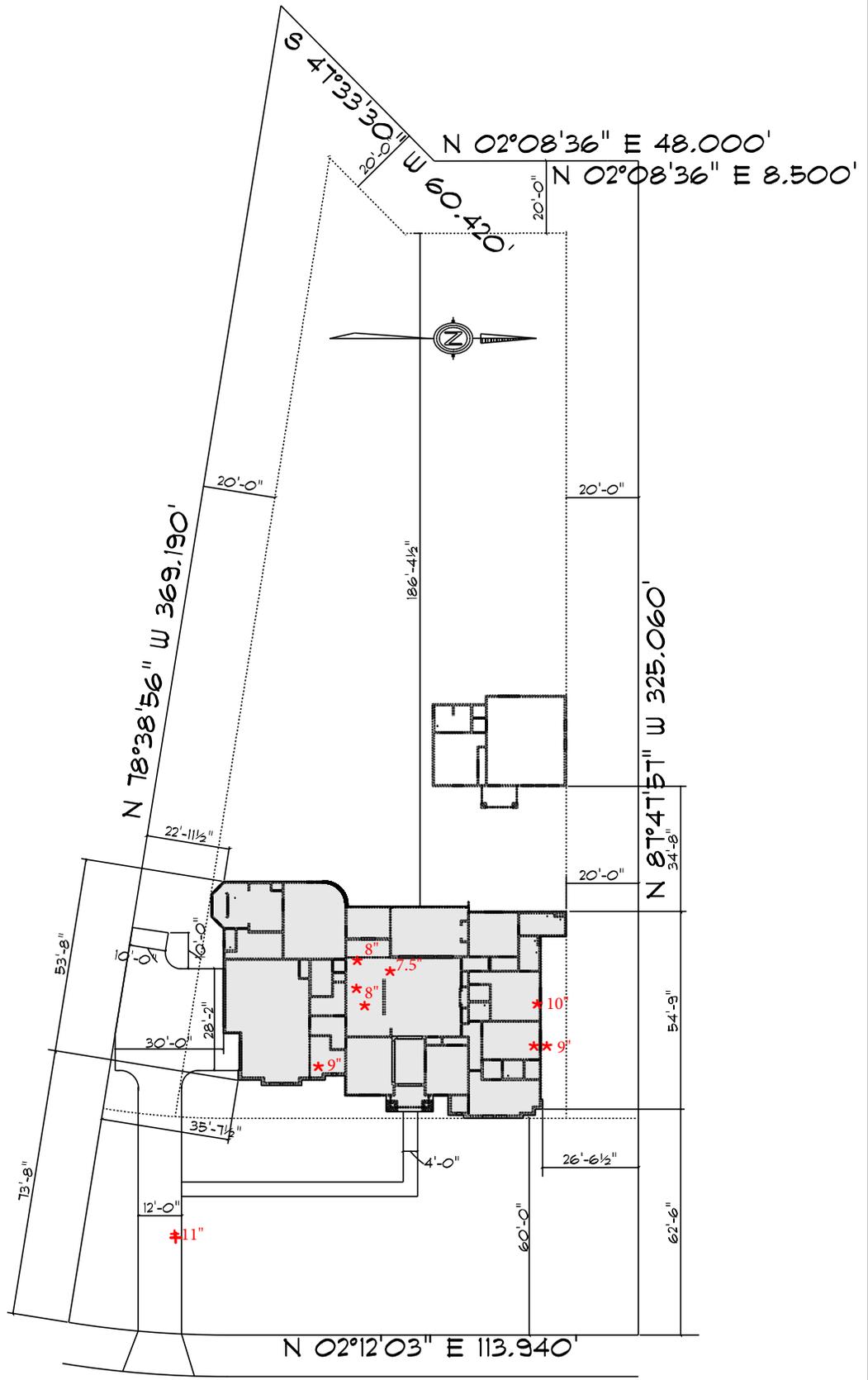
To whom it may concern:

We are building a home in Belle Oaks Ranch, located at 938 Maximo Ridge. We are needing to have a small guest house built behind our new home. Having this guest house will allow us to have my wife's elderly parents nearby and not have to put them into a nursing home. The guest house will be constructed to the same standards as our main home.

Thank you for taking the time to consider our request.



Austin N Hansen



FLATWORK: SQ. FT.  
 LOT SIZE: 1.01 ACRES  
 NET LOT SIZE: SQ. FT.  
 IMPERVIOUS COVER: SQ. FT.

MAXIMINO RIDGE RD

Legend:  
 Legend:  
 \* tree over 6" diam.  
 † Live oak

CUSTOMER NAME: HANSEN	SCALE: 1" = 30'-0"	PLAN # 618TERDALE	LOT: 1B
ADDRESS: 0000 MAXIMINO RIDGE RD	CITY OF BULVERDE	DATE Tuesday, February 1, 2022	UNIT: V
SUBDIVISION: BELLE OAKS	COUNTY OF COMAL		
BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, & BUILDING LINES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS PLOT PLAN IS PROPOSED. CONSTRUCTION SHOULD NOT CROSS ANY PROPERTY LINES, OR EXTEND ONTO OR CROSS EASEMENTS WITHOUT PROPER WRITTEN PERMISSION. SHOULD NOT VIOLATE BUILDING LINE RESTRICTIONS.			<p>         27241 HIGHLAND CREST          SAN ANTONIO, TX, 78260          TEL/FAX: (210) 497-4334       </p>



## Legend

### Permits

- S Septic
- P Piprow/Driveway
- F Floodplain
- U Utility

### Addresses

### Major Roads

- Farm roads
- Highways

- Streets
- Future Parcels



## Notes

0.0 0 0.02 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Comal County GIS

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

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



PLANNING AND ZONING COMMISSION ITEM:  
SUP-22-04  
**SPECIAL USE PERMIT**  
34725 Carries Creek Drive

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**MEETING DATE:** June 9, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta, AICP, Planning Director

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**REQUEST:**  
Hold a public hearing and consider a request by Ryan and Lauren Garrett for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 88, Block 10, Belle Oaks Ranch Subdivision Phase VII, located at 34725 Carries Creek Drive.

**OWNER/APPLICANT:**  
Ryan and Lauren Garrett  
25207 Hideout Falls  
San Antonio, TX 78261

**PROPERTY INFORMATION:**  
Address: 34725 Carries Creek Drive  
Legal Description: BELLE OAKS RANCH PHASE VII, BLOCK 10, LOT 88  
Owner: Ryan and Lauren Garrett  
Existing Land Use: Undeveloped  
Existing Zoning: R-2, Residential District

**NOTICE:**  
Public Notice: May 29, 2022  
Personal Notice: May 27, 2022

Staff sent 11 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, staff received one letter of support and none in opposition out of those 11 properties that were individually notified.

**IN SUPPORT: 1**  
**IN OPPOSITION: 0**

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**SUMMARY:**  
Ryan and Lauren Garrett own 34725 Carries Creek Drive and are requesting a Special Use Permit for a Guest House as an accessory use on Lot 88, Block 10, Belle Oaks Ranch Subdivision Phase VII.

## **ANALYSIS:**

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

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

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

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

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

## **SUGGESTED CONDITIONS:**

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

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

## **CONSIDERATIONS FOR EVALUATION:**

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

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

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

**ATTACHMENTS:**

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



## Application for Special Use Permit (SUP)

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax. 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: \_\_\_\_\_

Case No. \_\_\_\_\_

### Applicant Information:

Keystone Construction - Dean Buescher	830-515-2095	
Name	Phone	Fax
1395 Village Inn, New Braunfels, TX 78132		dean@ksctx.com
Address		Email

### Property Owner Information:

Ryan & Lauren Garrett	512-914-3999	
Name	Phone	Fax
25207 Hideout Falls, San Antonio, TX 78261		lauren.b.lindsey@gmail.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: 34725 Carries Creek Drive, Bulverde, TX 78163

Legal Description: BELLE OAKS RANCH PHASE VII, BLOCK 10, LOT 88

Use Requested: detached mother-in-law suite that is going to be accessed by an exterior connection to be separate

### The Following Must Be Submitted with Application:

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

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

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

DocuSigned by: \_\_\_\_\_ 5/6/2022  
  
 Signature of Owner/Applicant \_\_\_\_\_ Date

Fees:  
Special Use Permit Review Fee - \$750.00

## **KEYSTONE CONSTRUCTION LLC**

**Property Information:**

**Ryan & Lauren Garrett**

**34725 Carries Creek Drive**

**Bulverde, TX 78163**

**Lot 88, Ph. 7 Belle Oaks**

**RE: Statement describing the purpose and specific conditions of the request**

**To Whom it May Concern:**

**This property is going to have a detached mother-in-law suite that is going to be accessed by an exterior connection to be separate, thus requiring a special use permit.**

**For any additional questions or requirements on this permit submittal, please contact Marisa Kane, Admin for Keystone Construction at 830-660-5498 or via email at [bridgewayllc1@gmail.com](mailto:bridgewayllc1@gmail.com) Or Dean Buescher, Builder at 830-515-2095.**

**Regards,**

  
Dean Buescher (May 5, 2022 11:23 CDT)

**Dean Buescher**

**Owner**

**Keystone Construction, LLC**

**830-515-2095**



## Legend

Addresses

Major Roads

— Farm roads

— Highways

— Streets

— Future Parcels



## Notes

0.2 0 0.12 0.2 Miles

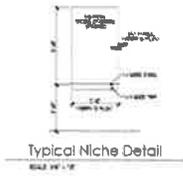
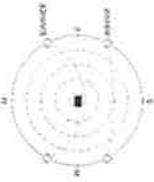
NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Comal County GIS

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.

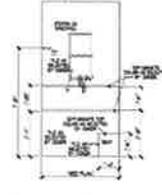
THIS MAP IS NOT TO BE USED FOR NAVIGATION



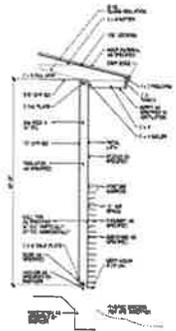
3 Site Plan  
SCALE: 1/8"=1'-0"



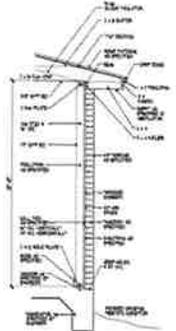
Typical Niche Detail  
SCALE: 1/2"=1'-0"



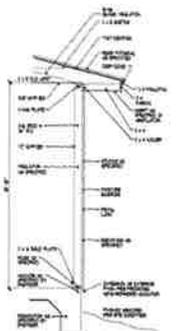
Shampoo Niche Detail  
SCALE: 1/2"=1'-0"



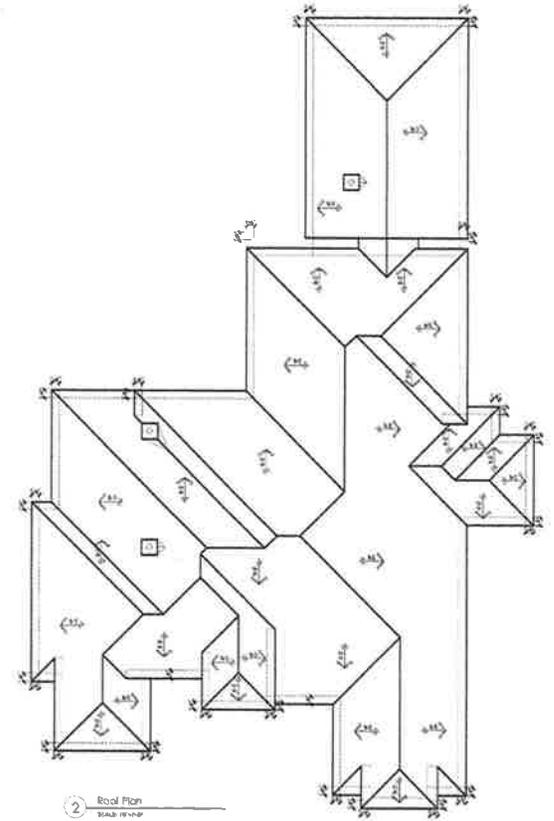
Typ Masonry Wainscot Wall Section  
SCALE: 1/4"=1'-0"



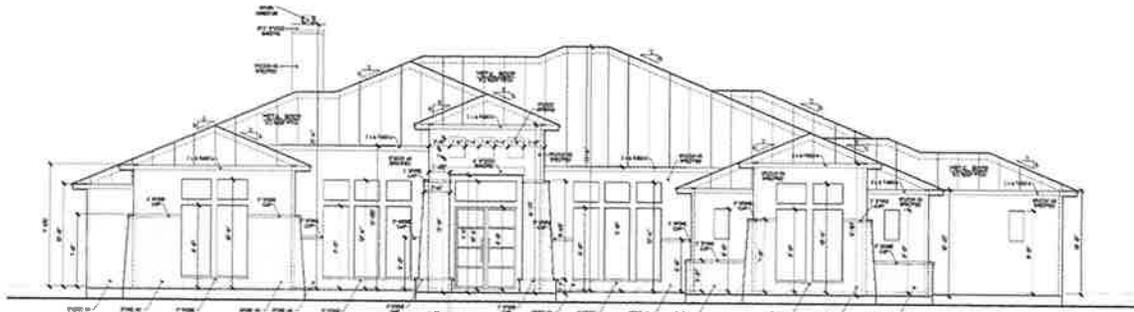
Typ Masonry Wall Section  
SCALE: 1/4"=1'-0"



Typ Stucco Wall Section  
SCALE: 1/4"=1'-0"



2 Roof Plan  
SCALE: 1/8"=1'-0"



1 Front Elevation  
SCALE: 1/8"=1'-0"

MEMBER  
**A I B D**  
ARCHITECTS  
MEMBER IN ASSOCIATION  
BUILDING DESIGN

DAVID GARCA  
PROFESSIONAL ENGINEER  
C 000000

A DESIGN REPRESENTATION BY A P.E.	
<b>CARETT</b>	
3070 CARRIES CREEK WEST END, SUITE 100 WEST END, PHOENIX, AZ 85015 PHONE: 602.998.1111	
	SHEET: <b>A4</b> OF: 5
DATE: APR 6, 2002	



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-06

## PRELIMINARY PLAT

Comal ISD Middle School #8

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**MEETING DATE:** June 9, 2022

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Susana Huerta, AICP, Planning Director

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### REQUEST:

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

### APPLICANT:

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

### PROPERTY INFORMATION:

Owner: Comal Independent School District

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

Size: 35.147 acres, 1 lot

Existing Land Use: Undeveloped

Existing Zoning: PDD

Proposed Land-Use: School, Public

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### SUMMARY:

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

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

### ANALYSIS:

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

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

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

Halff Associates and the City Staff have reviewed the proposed preliminary plat and related required documents. Revisions in response to review comments were submitted and all comments were addressed.

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

**ATTACHMENTS:**

Application

Preliminary Plat

Plat Acceptance Memo



## APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

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

1. Name of Subdivision: Comal ISD Middle School 8 Unit No. \_\_\_\_\_  
 Location Description/Nearest Intersection: East of Hwy 281 & Ancestral Trail intersection
  
2. Owner/Applicant: Comal Independent School District, Jeffrey Smith  
 Address: 1404 IH 35 North, New Braunfels, TX 78130 Email: jeffrey.smith@comalisd.org  
 Telephone: 830-221-2000 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
  
3. Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers, Ricardo Gomez, P.E.  
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: rgomez@pape-dawson.com  
 Telephone: 210-375-9000 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	South <u>Central Water Company</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>1</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>35.147</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>PDD</u>		

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

*[Signature]* Director of Construction & Planning 3.10.2022  
 Signature of Owner/Applicant Date

Fees on Page 2

**Fees:**

**Preliminary Plats**

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

**Traffic Impact Analysis (TIA) Review**

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

**Drainage Analysis Review Tier 1**

- \$750

**Drainage Analysis Review Tier 2 single family residential**

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

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

- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres) **\$2,851.47**

**Total Fees to be paid = \$5,155.88**

**SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022**

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



# Planning and Development Preliminary Plat Application Checklist

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

- 1 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin
- 1 physical copy of Preliminary Plat Application
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee
  - TIA Fee
- A digital copy of the Utility Layout showing all proposed utilities and easements
- A digital copy of the Traffic Impact Analysis
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy of the Drainage Study
- A digital copy of the Water Study and Water Supply Certification as applicable
- A digital copy of the Sewer Study as applicable
  - A digital copy of the Environmental Assessment
- A digital copy of the Slope Map
- A digital copy of the Riparian Buffer Exhibit
- A digital copy of the Tree Protection, Replacement and Mitigation Plan
- A digital copy of the Certification by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Public Sewer System
  - Telephone Utility
  - Cable TV Utility
  - United States Postal Service
  - Emergency Services
  - TxDOT
  - Comal County
  - TCEQ

- Edwards Aquifer Authority
- Other agencies or entities having jurisdiction

A digital copy of evidence that the applicant has submitted the information required above to the utilities and entities described above

N/A A digital copy of Variance Requests (if any)

N/A 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.

Verification of closure of the outer boundary of the plat

N/A For plats in the ETJ, A digital 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

N/A A digital copy of 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.

N/A A digital copy of Lienholder's acknowledgement (if applicable)

**ADDITIONAL COMMENTS**

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<b>FOR OFFICE USE ONLY:</b>		
<input type="checkbox"/> <b>Approved (Assign Case Number)</b>		
<input type="checkbox"/> <b>Returned (Provide Comments)</b>		
<b>Reviewed by:</b>	<b>Date:</b>	<b>Case Number:</b>

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

SCALE: 1" = 100'

**PAPE-DAWSON ENGINEERS**

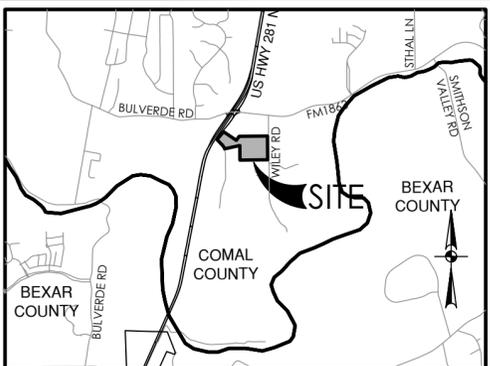
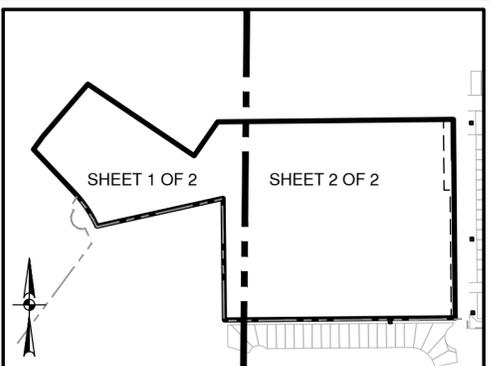
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
 DATE OF PREPARATION: June 3, 2022

# SUBDIVISION PLAT OF COMAL ISD MIDDLE SCHOOL 8

BEING A TOTAL OF 35.147 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1 COMPRISED OF A PORTION OF A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**FLOODPLAIN VERIFICATION:**  
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



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

**LEGEND**

AC	ACRE(S)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
MPRCC	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
DOC	DOCUMENT NUMBER	□	FOUND TxDOT MONUMENTATION (TYPE I, II OR III)
ROW	RIGHT-OF-WAY		
VOL	VOLUME		
PG	PAGE(S)		
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS		

1140	EXISTING CONTOURS	17	VARIABLE WIDTH PUBLIC UTILITY EASEMENT
---	CITY OF BULVERDE LIMITS	18	10' RIGHT OF WAY DEDICATION (0.047 ACRE)
17		19	20' BUILDING SETBACK LINE
18		20	16' UTILITY EASEMENT (VOL. 13, PG. 1, M.P.R.C.C.)
19		21	25' BUILDING SETBACK LINE (VOL. 13, PG. 1, M.P.R.C.C.)
20		22	40' BUILDING SETBACK LINE
21		23	30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9803017009, M.P.R.C.C.)
22		24	20' X 20' DRAINAGE EASEMENT (DOC# 201606012120 P.R.C.C.)
23			
24			

**MISCELLANEOUS NOTE:**  
 1. COMAL ISD MS 8 IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE  
 2. CONTOURS SHOWN ARE BASED ON NAV 88.

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

CARA C. TACKETT  
 LICENSED PROFESSIONAL ENGINEER  
 PAPE-DAWSON ENGINEERS, INC.  
 2000 NW LOOP 410  
 SAN ANTONIO, TEXAS 78213

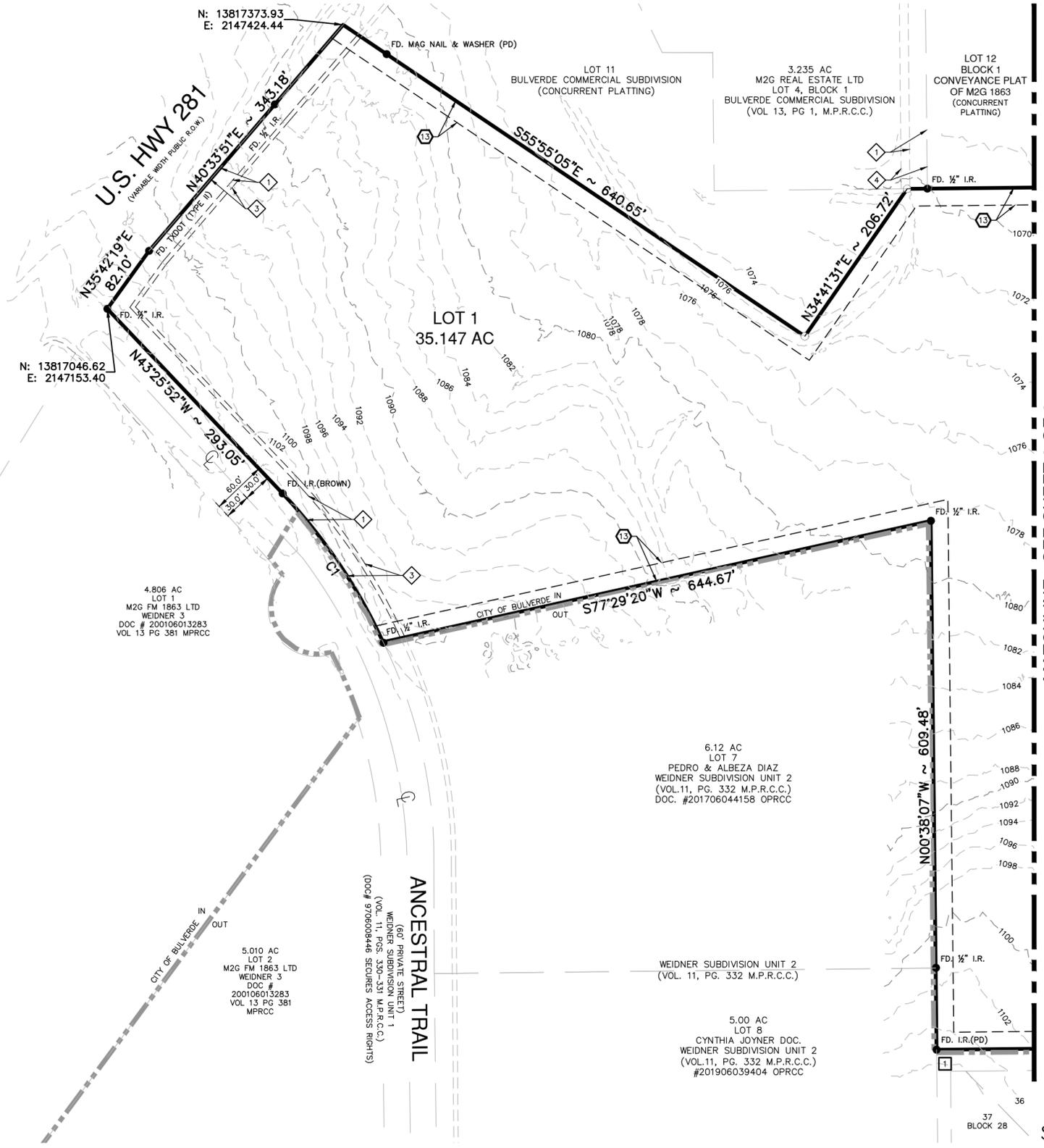
**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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

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



MATCHLINE - SEE SHEET 2 OF 2

STATE OF TEXAS  
 COUNTY OF COMAL

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

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

STATE OF TEXAS  
 COUNTY OF COMAL

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

DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF COMAL ISD MS 8 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 PERSCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
 PLANNING DIRECTOR

THIS PLAT OF COMAL ISD MS 8 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR A.D. 20\_\_\_\_.

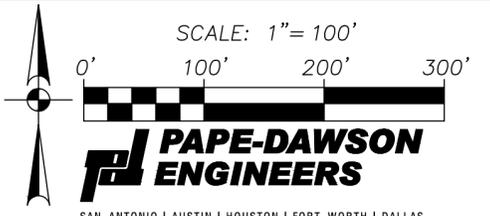
BY: \_\_\_\_\_  
 CHAIRPERSON

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.

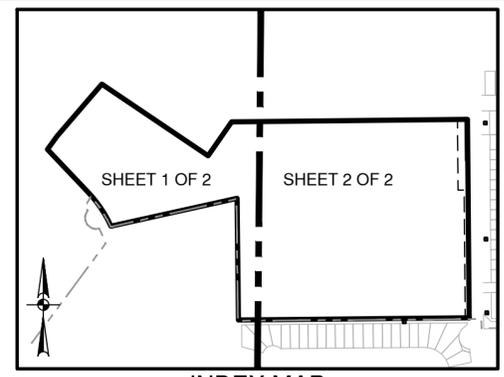
\_\_\_\_\_  
 COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: June 3, 2022



**INDEX MAP**  
SCALE: 1" = 600'

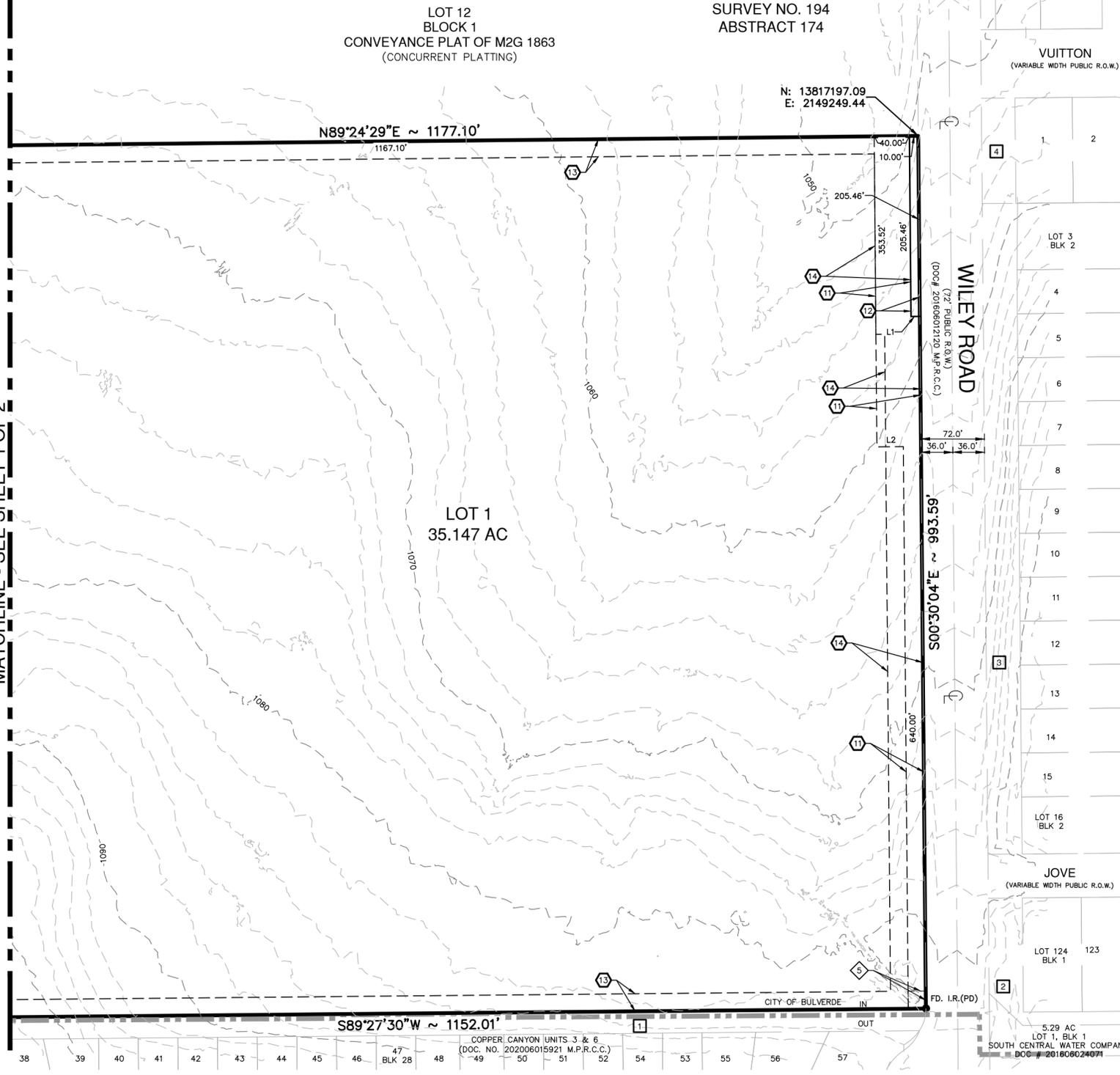
### SUBDIVISION PLAT OF COMAL ISD MIDDLE SCHOOL 8

BEING A TOTAL OF 35.147 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1 COMPRISED OF A PORTION OF A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174

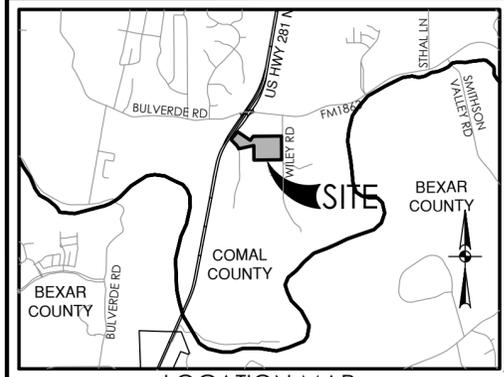
**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°24'29"E	10.00'
L2	S89°29'56"W	30.00'

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



MATCHLINE - SEE SHEET 1 OF 2



**LOCATION MAP**  
NOT-TO-SCALE

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

- LEGEND**
- AC ACRE(S)
  - MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS (TYPE I, II OR III)
  - DOC DOCUMENT NUMBER
  - ROW RIGHT-OF-WAY
  - VOL VOLUME
  - PG PAGE(S)
  - OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
  - 1140 EXISTING CONTOURS
  - CITY OF BULVERDE LIMITS
  - 1 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
  - 2 10' RIGHT OF WAY DEDICATION (0.047 ACRE)
  - 3 20' BUILDING SETBACK LINE
  - 4 40' BUILDING SETBACK LINE
  - 5 0.750 ACRES LOT 902, BLK 28 CONTINENTAL HOMES OF TEXAS (DOC. NO. 202006015921 M.P.R.C.C.)
  - 6 0.521 AC LOT 903 BLK 1 EDGEBROOK RESIDENTIAL COMMUNITY (DOC 201806033334 MPRCC)
  - 7 0.509 AC LOT 902 BLK 2 EDGEBROOK RESIDENTIAL COMMUNITY (DOC NO. 201806033334 M.P.R.C.C.)
  - 8 20' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
  - 9 16' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
  - 10 25' BUILDING SETBACK LINE (VOL 13, PG 1, M.P.R.C.C.)
  - 11 30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9803017009, M.P.R.C.C.)
  - 12 20' X 20' DRAINAGE EASEMENT (DOC# 201606012120 P.R.C.C.)
  - 13 0.088 AC LOT 901 BLK 2 EDGEBROOK RESIDENTIAL COMMUNITY (DOC NO. 201706006705 M.P.R.C.C.)
  - 14 33.96 AC LOT 901 BLK 1 EDGEBROOK RESIDENTIAL COMMUNITY (DOC NO. 201706006705 M.P.R.C.C.)

**MISCELLANEOUS NOTE:**  
1. COMAL ISD MS 8 IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE  
2. CONTOURS SHOWN ARE BASED ON NAV 88.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

CARA C. TACKETT  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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

DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF COMAL ISD MS 8 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 PERSCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ PLANNING DIRECTOR

THIS PLAT OF COMAL ISD MS 8 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRPERSON

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

## **REVIEW MEMORANDUM**

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

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

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

**DATE:** June 6, 2022

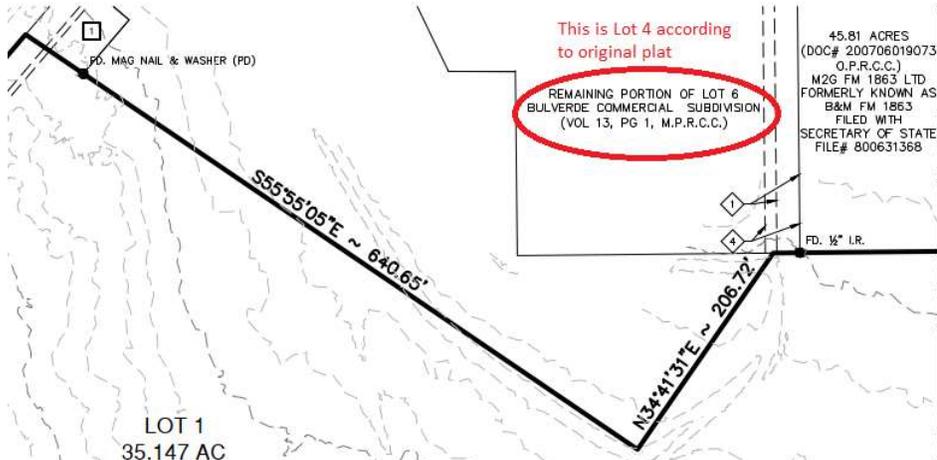
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Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat application and supporting documents for the **Comal ISD Middle School 8** development, dated June 3, 2022. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 13, 2016 (between the City of Bulverde and M2G FM 1863, LTD.). The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval.

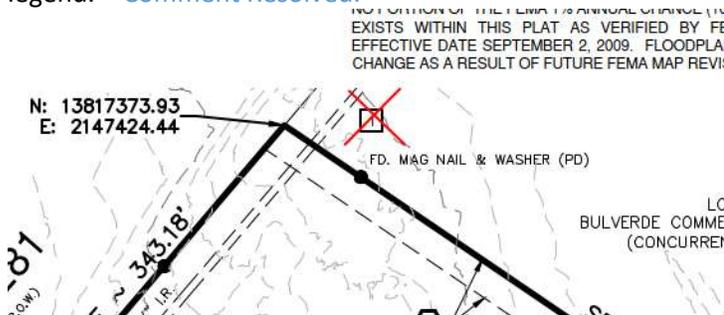
### **Plat specifications, Ordinance Section 1.05(b)**

1. Provide enlarged view of "Area Being Replatted" for more clarity and further review. – **Comment resolved. Replat portion moved to separate plat document.**
2. Building setback lines must be shown per section 2.03(c) of the subdivision ordinance. – **Comment Resolved.**
3. Minimum of two corners must be referenced to state plane grid coordinates. – **Comment Resolved.**
4. Show City limits/ETJ line adjacent to lot. – **Comment Resolved.**
5. Provide contour labels on sheet 2 of plat document. – **Comment Resolved.**
6. Add note referencing FEMA Flood map designation for the property. – **Comment Resolved.**
7. Use light dashed lines to indicate features not within the boundary of the subdivision. All streets, lots, easements, etc. located within 200 feet of property should be clearly identified. *Adjacent lot and easement information should be greyscale and dashed lines [Section 1.05(b)(20)]* – **Comment Resolved.**
8. Provide adjoining ownership information (owner name, acreage, deed record information) for all lots within 200 feet of subject property. *Adjoining ownership information (owner name, acreage and deed record information) not complete for several properties shown. [Section 1.05(b)(21)] Note for "concurrent platting" can be used in lieu of deed information where applicable. Smaller residential lots not immediately adjacent to the subject plat can be left with lot/block information.* – **Comment Resolved.**
9. Label plat as a "Replat." – **Comment resolved. Replat portion moved to separate plat document.**

10. It appears that there are remainders left of some previously platted lots. Any land left after platting or conveying a portion of a parent tract shall be considered a remainder tract. The owner of a remainder tract will need to obtain final approval of a subdivision plat or conveyance plat for the remainder tract as required by Ordinance Section 1.06(e). A final plat may not be approved if it results in a remainder tract that cannot be legally platted under the terms of the Bulverde Code of Ordinances. – **Comment resolved.**



11. Provide a signature block for the Chairman of the Planning and Zoning Commission. – **Comment resolved.**
12. Signature block for M2F FM 1863 LTD. appears to be unnecessary on the current plat, since all adjacent platting has been moved to new plat documents. – **Comment Resolved.**
13. Owner/Notary blocks have consistent county information. Please use Comal or Bexar as appropriate or leave a blank to be filled in if the county of signature is not yet known. – **Comment Resolved.**
14. The square remainder property callout indicated below should be removed from the plat and legend. – **Comment Resolved.**



15. Provide name and address of Engineer responsible for the design of improvements [Section 1.05(b)(8)]. Provide address with signature block similar to surveyor/owner blocks. – **Comment Resolved.**
16. Provide certification/approval from CPS, CLWSC, USPS, Emergency Services and TxDOT. Proof of submittal was included with the previous submittal, but follow-up approval has not yet been submitted. – **Comment Resolved.** *Utility certifications will be reviewed with final plat.*

17. Provide a signature block for the Planning Director. – **Comment Resolved.**

THIS PLAT 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 PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

PLANNING DIRECTOR

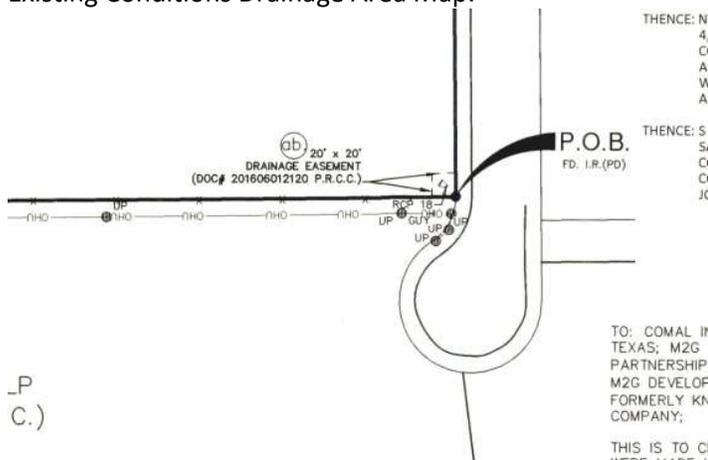
**Plat Supporting Documents, Ordinance Section 1.04(c)**

**Traffic Impact Analysis**

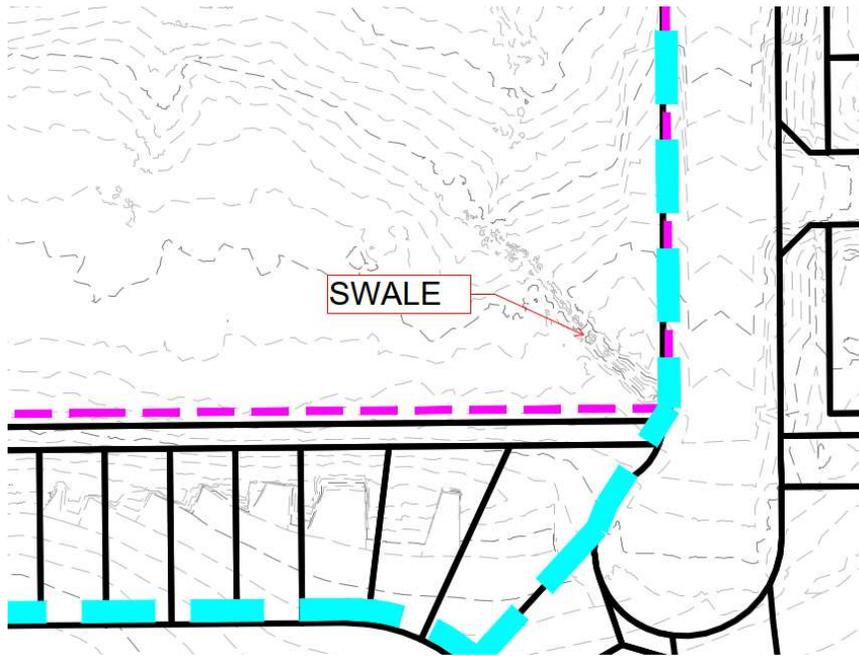
18. Appendix should include documentation / commitments for the construction of the FM 1863 and Wiley Road and FM 1863 and US 281 intersections, mentioned in the 2024 No Build Condition. – **Comment resolved.**
19. Verify opinion of probably cost of improvements. Values do not add up. – **Comment resolved.**
20. Not required for MDP approval, but prior to final plat:
  - Provide an analysis of the Wiley and Vuitton intersection with one lane in each direction since there is not enough space to transition from the proposed restriping back to the two thru lanes prior to this intersection. **Consider providing a striped median between Vuitton and the school driveway, versus the Two-Way Left Turn Lane as shown on the submitted striping plan. It will operate the same, but striping it off like existing further south should reduce potential driver confusion.**

**Storm Water Management Plan**

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



\_P  
C.)



*Per the Utility Plan (C6.01) previously submitted, this proposed effluent line extension will bump into the property approximately 39 ft to avoid the proposed water service infrastructure, and is not contained within the 20-ft utility easement. Provide additional drainage easement around the new effluent line. – Comment Resolved.*

22. Label streets and contours on Existing Conditions Drainage Area Map (Sheet 5). It appears there may be 2 sets of contours overlapping. – [Comment resolved.](#)
23. Correct Drainage Area labels in table on Proposed Conditions Drainage Area Map (Sheet 7). – [Comment resolved.](#)
24. Add contour labels on Proposed Conditions Drainage Area Map (Sheet 7). – [Comment resolved.](#)
25. Use tighter/more dense on-site impervious hatches on proposed land use map (green patterns are too large to see clearly). – [Comment resolved.](#)
26. The proposed detention pond spillway discharges onto the adjacent (north) property without a receiving channel or drainage easement. Provide easement or verification of acceptance of concentrated flow. Otherwise a level spreader that more closely mimics existing conditions will need to be provided. [Proof of adjacent drainage easement for detention outfall AND effluent line will be required with Final Plat.](#)



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-08

**Master Development Plan (MDP)**  
Lewis Creek Ranch

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**MEETING DATE:** June 9, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta AICP, Planning Director

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**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  
Proposed Land-Use: Single-Family Residential

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**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 8.47 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 applicant has requested variances from the following sections of the City of Bulverde Code of Ordinances, which are pending consideration at City Council on 06/14/2022.

- 1) Chapter 10, Section 1.04(b)(iv)(d) Master Development Plan Tree Survey Application Requirements
- 2) Chapter 10, Section 2.03(a) Development Density
- 3) Chapter 10, Section 2.03(e)(v)(1) Parkland Dedication Size, Dimensions and Access
- 4) Chapter 10, Section 4.06(j)(vi) Tree Protection Measures

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:**

Half Associates and City staff reviewed the proposed MDP and associated documents in accordance with the City of Bulverde Subdivision Regulations Ordinance. A review memo with comments is attached.

Due to variance requests pending consideration at the 06/14/2022 City Council meeting, Staff recommends DENIAL of this Master Development Plan.

**ATTACHMENTS:**

1. Application
2. Master Development Plan
3. Slope Map
4. Half 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](http://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

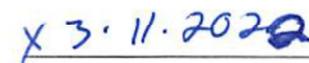
2. Owner/Applicant: Vantage, Inc.  
 Address: 20540 Hwy 46 W STE 115-194 Spring Branch, TX. 78070 Email: tom@texasvantage.com  
 Telephone: (210)549-6728 Fax: (210)568-2730 Mobile:                       
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

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  Date

**Fees and Submittal Dates on Page 2**

\*\*Plat submittals must follow format outlined in Page 3 of this application.

**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**

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



# 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:**

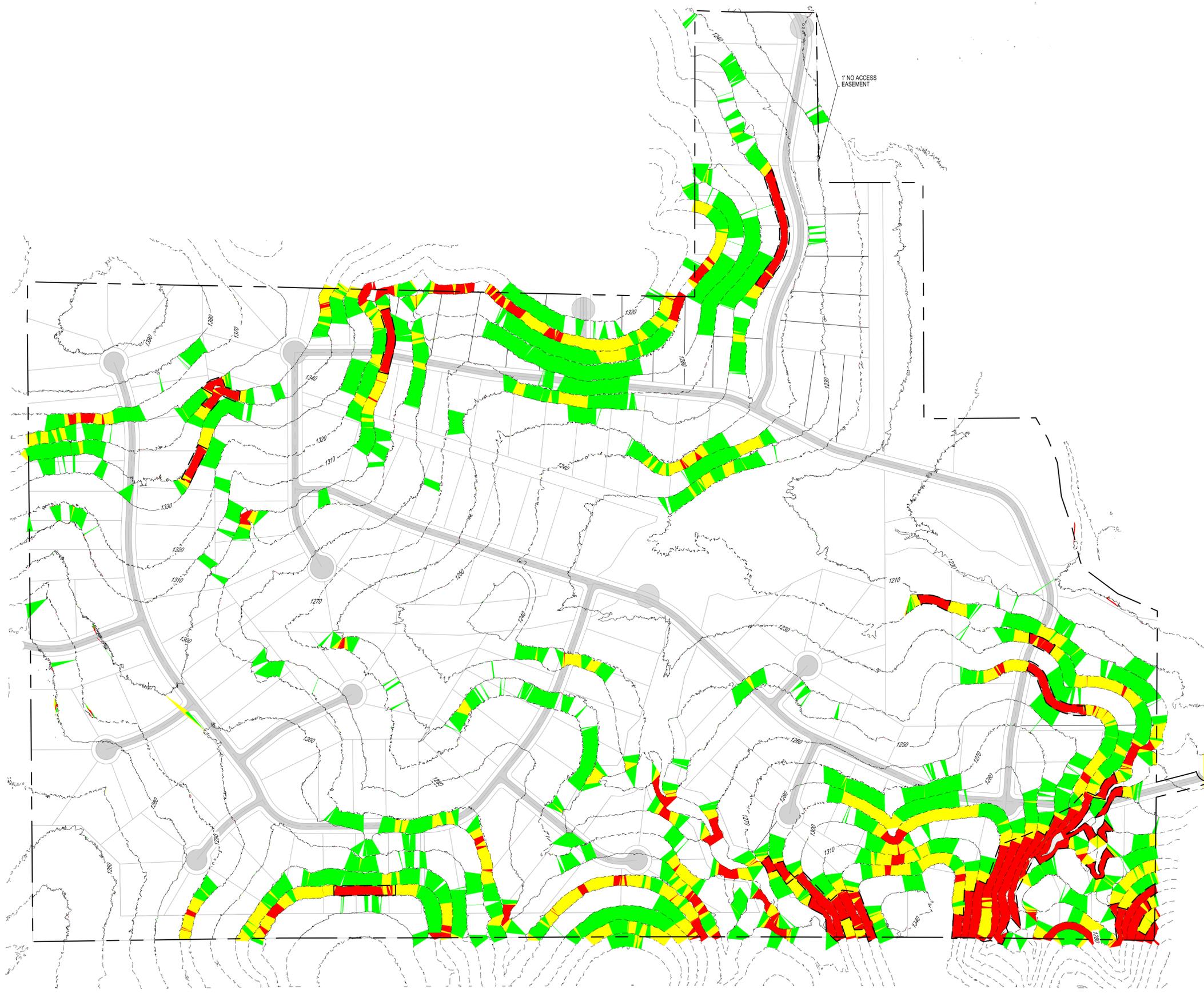
**Date:**

**Case Number:**

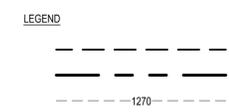


Date: Mar 14, 2022, 2:50pm User ID: mhubble

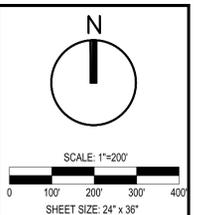
Z:\PROJECTS\3236-272 AC\_Oil Boreas Rd\Exhibit9.0 - Ex 10a-10b Slopes.dwg



PROPOSED EASEMENTS  
 PROPERTY BOUNDARY  
 EXISTING 10' CONTOUR



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



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

REVISIONS:


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

10' SLOPE ANALYSIS  
 FOR  
 LEWIS CREEK RANCH  
 BULLVERDE, TEXAS

FIGURE 9.0

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

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

## REVIEW MEMORANDUM

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

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

**SUBJECT:** MDP Review #3  
Lewis Creek Ranch

**DATE:** June 6, 2022

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Lewis Creek Ranch Master Development Plan (MDP), a 284.42-acre tract of land, dated May 4, 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 resolved items noted in blue and unresolved items noted in red, which are waiting for City Council decision on variances that have been submitted for the project.

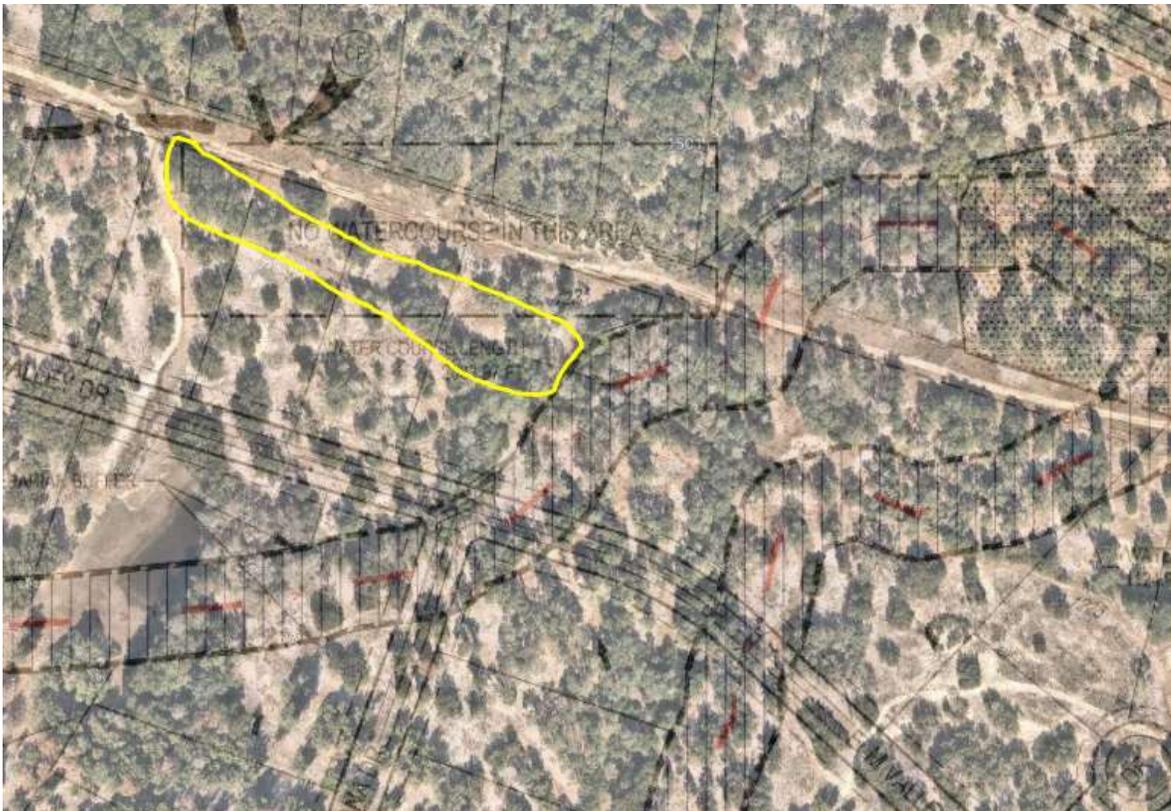
### MDP Review Comments:

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.). – **Variance submitted and pending consideration.**
2. Note 1 specifies that the roads will be private. Please confirm is the community will be gated with private roadways. – **resolved: private gated community**
3. Minimum lot width for R-2 zoning is 110 feet (Section 14.03.004). – Note 10 on the MDP needs to be updated to reflect this. Actual dimensions will be confirmed with plat submittals. – **resolved.**
4. Cul-de-sac lots do not all meet the minimum frontage requirements provided in Section 2.03(c)(iv)(4). **Flag lot dimensions/applicability will be verified at time of plat submittals.**
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. – **resolved.**
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. – **resolved.**

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. – **noted.**
8. Proposed park land does not meet access requirement of section 2.03(e)(v)(1)(c). – **Variance submitted and pending consideration.**
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. – **Variance submitted and pending consideration.**
10. Pavement design for local roads shall at a minimum meet section 2.0(d)(iii). – **noted.**
11. Missing temporary turnaround at the end of Cedar Sage Lane (Phase 2). – **comment resolved.**

**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. – **noted.**
13. Provide a Riparian Buffer Conservation Submittal, per Section 4.07(d). – **Provided as Exhibit “H”.**  
13a. Area shown as “No watercourse in this area” needs to have a riparian buffer following the low flow area: - **Half agrees with the assessment based on additional information submitted – resolved.**



13b. The national wetlands mapper shows wetlands on-site and around the existing ponds. These need to be protected by buffers or documentation will need to be provided from the USACE permitting the disturbance/removal of wetland areas.: - [Half agrees with the assessment based on additional information submitted – resolved.](#)



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. – [Comment resolved.](#)
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. – *Response references TR-55. Fair Woods/Grass combination is more inline with an orchard or tree farm. The existing area to be developed is more closely representative of Good Woods (Woods are protected from grazing, and litter and brush adequately cover the soil) with a CN of 77 for D soil, which is also provided on Table 4.1 of the BDDM. This also coincides with the manning’s n value chosen for sheet flow.* - [Half agrees with the assessment based on additional information submitted – resolved.](#)

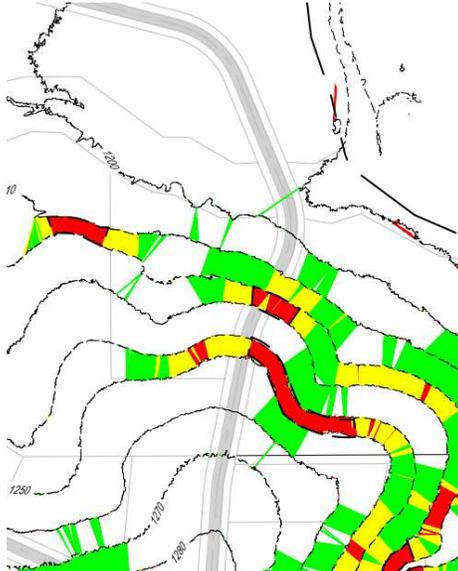
WATERSHED EX-1.1										
Watershed Area	793.250				AC	WS Composite CN	79.6			
Curve Number (CN) / Soil Group (SG) (%)	A (%)	B (%)	C (%)	D (%)		Composite CN	CN Classification			
	49	0.0	69	0.0	79	18.2	84	81.8	83.1	Open Space - Fair
	51	0.0	68	0.0	79	0.0	84	100.0	84.0	Residential 1 AC lots
	46	0.0	65	0.0	77	0.0	82	100.0	82.0	Residential 2 AC lots
	36	0.0	60	5.8	73	10.1	79	84.1	77.3	Fair Woods
	59	0.0	74	12.5	82	14.2	86	73.3	83.9	Farmsteads
	89	0.0	92	0.0	94	0.0	95	100.0	95.0	Commercial
	98	0.0	98	9.6	98	2.9	98	87.5	98.0	Impervious

16. Provide a summary table, similar to the one on page 7 that summarizes the acreage, CN and TC for each computation point for pre-, post- and detained scenarios. – [Comment resolved.](#)

17. Provide information regarding size of proposed detention facilities. – [Comment resolved.](#)
18. Provide HEC-HMS modeling for review. – [Comment resolved...no comments on HMS model, other than the question about curve numbers.](#)

### **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%. – [Provided response seems reasonable – comment resolved.](#)



20. Summarize the number of acres and the number of acres disturbed by the current road layout within each slope category. – [Comment resolved. Slopes table shows % disturbed meets requirements of City Code Sec. 17.03.005.](#)

### **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)9I)(5), such as caliper size, common name and classification as protected, specimen, majestic or historic. – [Variance submitted and pending consideration.](#)

### **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). – [Noted.](#)
23. Proof of TxDOT approval of a final design will be required prior to platting. – [Noted.](#)

### **Public Utility Certification:**

24. Provide Gas Utility, TxDOT, and TCEQ Certifications or a statement that they do not apply. – [Gas utility and TxDOT certification may not apply, but a Contributing Zone Plan \(CZP\) is required by TCEQ. – Comment resolved. TCEQ information required at time of platting.](#)



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-13

## **REPLAT**

Replat of Lots 19 & 20  
Belle Oaks Ranch Phase 7

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**MEETING DATE:** June 9, 2022

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Susana Huerta, AICP, Planning Director

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### **REQUEST:**

Reconsideration of a Replat for Lot 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, Janel and Peggy Smith

17010 N Highland Lane

Colbert, Spokane County, WA 990055

### **PROPERTY INFORMATION:**

**Owner:** Brent, Janel and Peggy Smith

**Legal Description:** LOTS 19 & 20, BLOCK 11, BELLE OAKS RANCH PHASE VIII

**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 was previously platted as Lot 19, Block 1 and Lot 20, Block 1 of Belle Oaks Ranch Phase VII. The purpose of this replat is to combine Lots 19 and 20, Block 11, creating Lot 20R.

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 been addressed..

Therefore, Staff recommends APPROVAL of this replat.

**ATTACHMENTS:**

Application

Plat

Plat Acceptance Memo



# APPLICATION FOR REPLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

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

- Name of Subdivision: BELLE OAKS RANCH Unit No VII  
 Location Description/Nearest Intersection: LOTS 19 & 20, BLOCK 11, BELLE OAKS RANCH PHASE VII
- 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.*
- 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: \_\_\_\_\_
- 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 ENCRACED BY SPECIAL FLOOD HAZARD AREAS INUNATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009.
  3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
  4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
  5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
  6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
  7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
  8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOVER CAP.
  9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204. NORTH AMERICAN DATUM (NAD) OF 1983. SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
  10. THIS SUBDIVISION LIES WITHIN THE EDWARDS 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 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. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES, THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
  20. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
  21. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
  22. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
  23. 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.
  24. 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. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THE IMPERVIOUS COVER PERMITTED INCREASES BY 10,000 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 AREA DESCRIBED 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 §  
KNOW ALL MEN BY THESE PRESENTS

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 STREETS, PARKS, WATER COURSES, DRAINS, 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  
17010 N. HIGHLAND LN, COLBERT,  
SPOKANE COUNTY, WA 99005

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

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

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED 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 ENCRACED BY SPECIAL FLOOD HAZARD AREAS INUNATED 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.

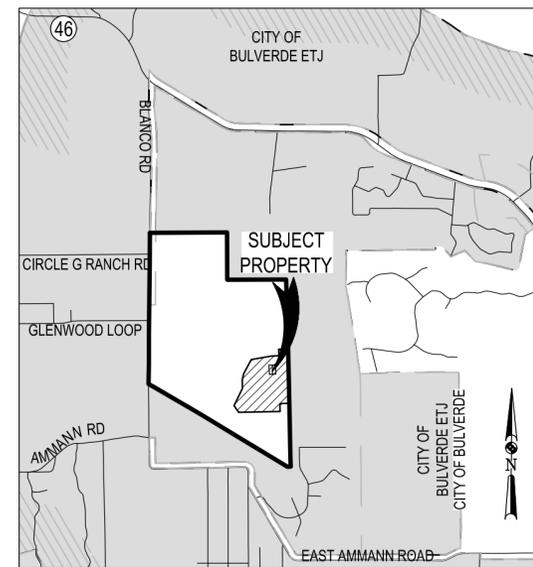
DATED THIS \_\_\_ DAY OF \_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

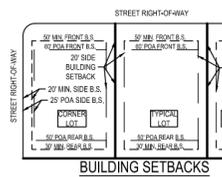
THIS REPLAT OF LOT 19 & 20 BLOCK 11, OF BELLE OAKS RANCH PHASE VII WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE \_\_\_ DAY OF \_\_\_, 20\_\_ THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH REPLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_ DAY OF \_\_\_, 20\_\_.

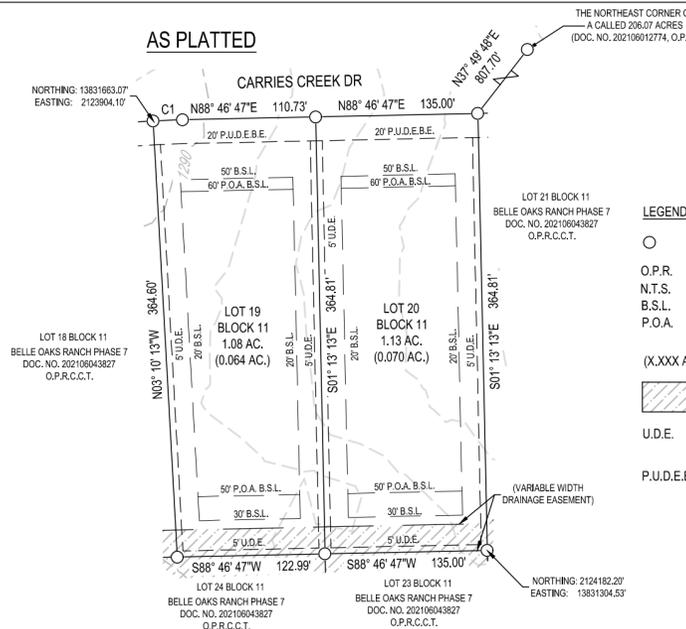
PLANNING DIRECTOR



VICINITY MAP  
N.T.S.



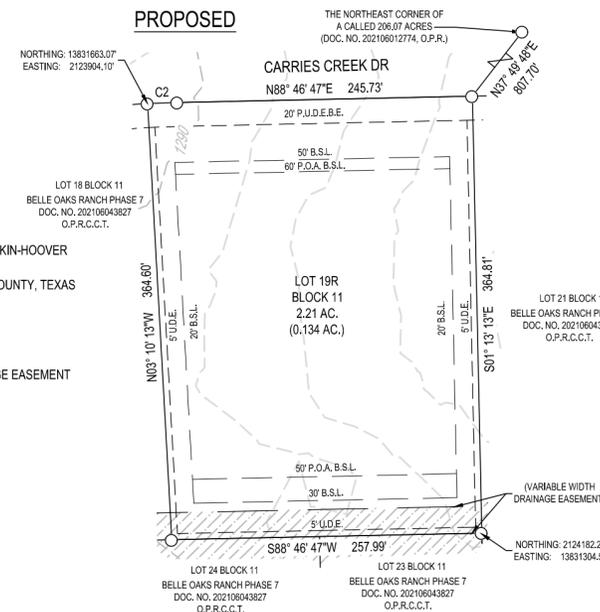
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	725.00'	24.67'	1°56'59"	S87°48'17"W	24.67'
C2	725.00'	24.67'	1°56'59"	S87°48'17"W	24.67'



**LEGEND**

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- O.P.R. OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS
- N.T.S. NON TYPICAL SETBACK
- B.S.L. BUILDING SETBACK LINE
- P.O.A. PROPERTY OWNERS ASSOCIATION
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- ▨ DRAINAGE EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT

**PROPOSED**



**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



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-1002-0000

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

## **REVIEW MEMORANDUM**

**TO:** Garrett D. Keller, PE  
[gkeller@matkinhoover.com](mailto:gkeller@matkinhoover.com)  
Matkin Hoover  
8 Spencer Road, Suite 100  
Boerne, TX 78006

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

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

**DATE:** June 6, 2022

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 7 Lot 19 & 20 Replat, received 06/06/2022. 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.).

Based on our review of the latest submittal, all comments have been addressed and Halff has no other comments or concerns, and recommends approval of this replat.

### **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." – [comment resolved](#).  
However, text conflicts were created by the added text and need to be cleaned up. – [comment resolved](#).
2. Insert full plat name in Planning Director and Chairperson signature blocks. – [comment resolved](#).
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. – [comment resolved](#).

### **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. – [comment resolved](#).



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-16  
**Master Development Plan (MDP)**  
Ventana II

---

**MEETING DATE:** June 9, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta AICP, Planning Director

---

**REQUEST:**

Consider the approval of a Master Development Plan (MDP) for the Ventana II Development, generally located approximately 3700 feet east of the intersection of State Highway 46 and Blanco Road.

**APPLICANT:**

Tag Devco, Inc.  
8023 Vantage Drive, Suite 1200  
San Antonio, TX 78230

**PROPERTY INFORMATION:**

Owner: Tag Devco, Inc.  
Legal Description: 37.931 ACRES OF LAND LOCATED IN THE HUGH WHITE SURVEY, NUMBER 430, ABSTRACT NUMBER 658, COMAL COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESIGNATED AS TRACT 6, AS DESCRIBED IN VOLUME 604, PAGE 294, DEED RECORDS OF COMAL COUNTY, TEXAS.  
Size: 178 lots; 75.860 acres  
Existing Land Use: Undeveloped  
Existing Zoning: ETJ  
Proposed Land-Use: Single-Family Residential

---

**SUMMARY:**

This is a proposed Master Development Plan (MDP) for the Ventana II development generally located approximately 3700 feet east of the intersection of State Highway 46 and Blanco Road.

**ANALYSIS:**

This MDP (attached) consists of approximately 75.860 acres and includes two phases, approximately 178 lots, 22.58 acres of parkland/open space.

The MDP proposes the development will be served by CLWSC, PEC, GVTC and GBRA.

The proposed MDP is classified as a high-density residential development, per Section 2.03(a).

The proposed street classification was not identified in the MDP.

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.

A Traffic Impact Analysis was submitted; however, comments remain unresolved.

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

**STAFF RECOMMENDATION:**

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

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

**ATTACHMENTS:**

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



## APPLICATION FOR MASTER DEVELOPMENT PLAN

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://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: Park Village Subdivision - Ventana II Unit No \_\_\_\_\_  
Location Description/Nearest Intersection: \_\_\_\_\_  
3700 feet east of the intersection of State Highway 46 and Blanco Rd
  
2. Owner/Applicant: Tag Devco, Inc  
Address: 8023 Vantage Drive, Suite 1200, San Antonio, TX 78230 Email: tgold@reocsanantonio.com  
Telephone: 210-524-4000 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): Cude Engineers, LLC. (Kyle Hudek, P.E.)  
Address: 4122 Pond Hill Rd, Suite 101, San Antonio, TX 78231 Email: khudek@cudeengineers.com  
Telephone: 210-681-2951 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_
  
4. Property Details:
 

City Limits:	<u>  </u> In <u>  </u> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<u>  </u> Yes <u>  </u> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<u>  </u> Yes <u>  </u> No	TxDOT Frontage:	<u>  </u> Yes <u>  </u> No
No. of Lots:	<u>178</u>	100-Year Floodplain:	<u>  </u> Yes <u>  </u> No
Total Acreage without floodplain:	<u>75.860</u>	Edwards Aquifer Zone:	<u>  </u> Recharge
Density Class:	<u>High Density</u>		<u>  </u> Contributing
Zoning Class:	<u>ETJ</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.

DocuSigned by:  
  
\_\_\_\_\_  
Signature of Owner/Applicant

5/9/2022  
\_\_\_\_\_  
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**

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



# 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**

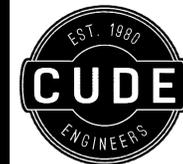
**FOR OFFICE USE ONLY:**

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

**Reviewed by:**

**Date:**

**Case Number:**



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

**PARK VILLAGE SUBDIVISION UNITS 11 & 12  
VENTANA II**  
MASTER DEVELOPMENT PLAN  
COMAL COUNTY, CITY OF BULVERDE ETJ

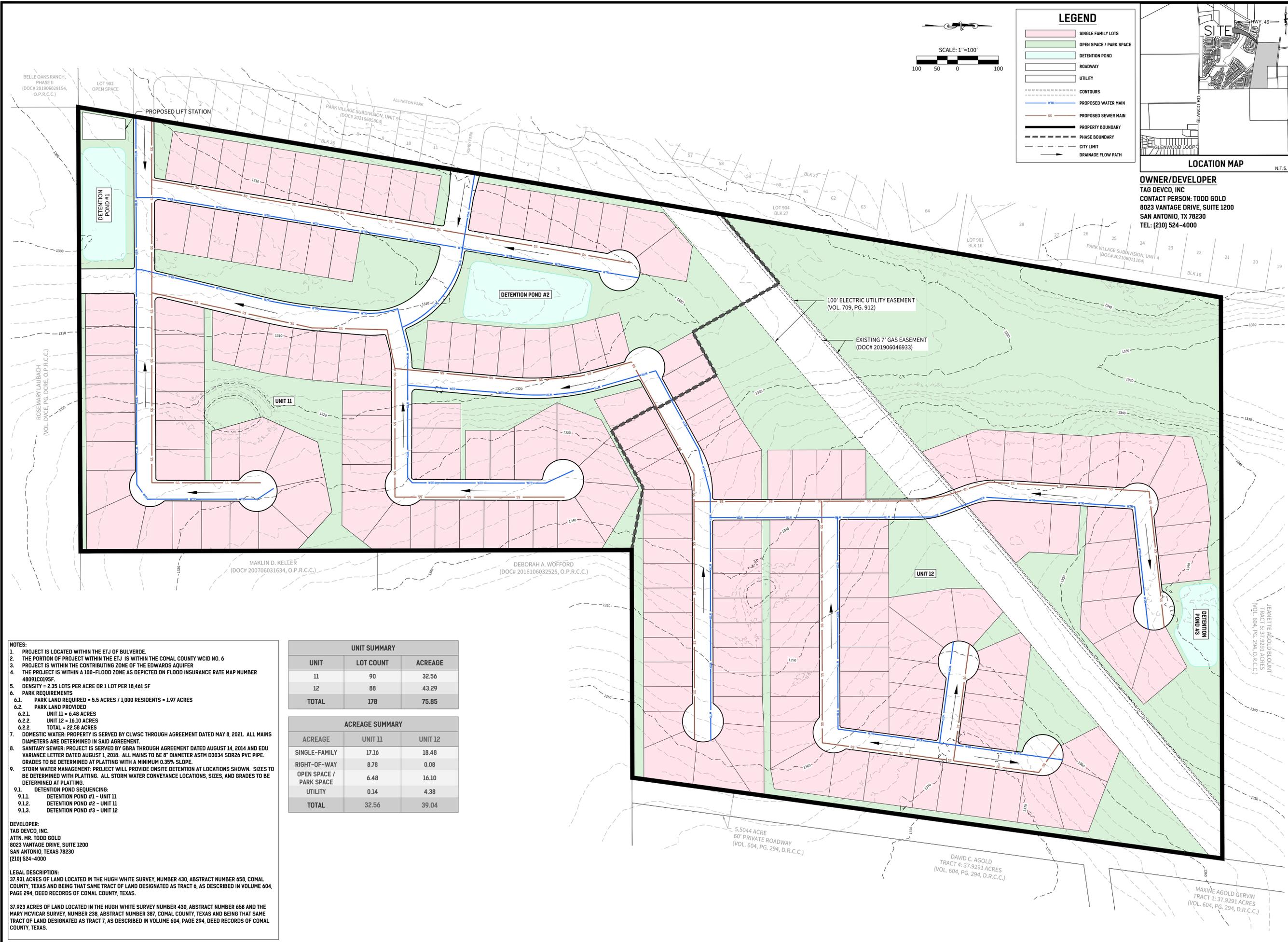
DATE  
04/11/2022  
PROJECT NO.  
R03021.026  
DRAWN BY  
MOH  
CHECKED BY  
CJC/KMH

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

CUDE ENGINEERS  
TBPE No. 455

PLAT NO.  
N/A



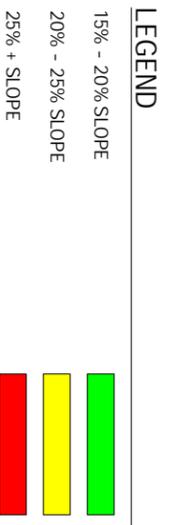
**NOTES:**  
 1. PROJECT IS LOCATED WITHIN THE ETJ OF BULVERDE.  
 2. THE PORTION OF PROJECT WITHIN THE ETJ IS WITHIN THE COMAL COUNTY WCID NO. 6  
 3. PROJECT IS WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER  
 4. THE PROJECT IS WITHIN A 100-FLOOD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 4809IC0195F.  
 5. DENSITY = 2.35 LOTS PER ACRE OR 1 LOT PER 18,461 SF  
 6. PARK REQUIREMENTS  
 6.1. PARK LAND REQUIRED = 5.5 ACRES / 1,000 RESIDENTS = 1.97 ACRES  
 6.2. PARK LAND PROVIDED  
 6.2.1. UNIT 11 = 6.48 ACRES  
 6.2.2. UNIT 12 = 16.10 ACRES  
 6.2.2. TOTAL = 22.58 ACRES  
 7. DOMESTIC WATER: PROPERTY IS SERVED BY CLWSC THROUGH AGREEMENT DATED MAY 8, 2021. ALL MAINS DIAMETERS ARE DETERMINED IN SAID AGREEMENT.  
 8. SANITARY SEWER: PROJECT IS SERVED BY GBRA THROUGH AGREEMENT DATED AUGUST 14, 2014 AND EDU VARIANCE LETTER DATED AUGUST 1, 2018. ALL MAINS TO BE 8" DIAMETER ASTM D3034 SDR26 PVC PIPE. GRADES TO BE DETERMINED AT PLATTING WITH A MINIMUM 0.35% SLOPE.  
 9. 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.  
 9.1. DETENTION POND SEQUENCING:  
 9.1.1. DETENTION POND #1 - UNIT 11  
 9.1.2. DETENTION POND #2 - UNIT 11  
 9.1.3. DETENTION POND #3 - UNIT 12  
**DEVELOPER:**  
 TAG DEVCO, INC.  
 ATTN. MR. TODD GOLD  
 8023 VANTAGE DRIVE, SUITE 1200  
 SAN ANTONIO, TEXAS 78230  
 (210) 524-4000  
**LEGAL DESCRIPTION:**  
 37,931 ACRES OF LAND LOCATED IN THE HUGH WHITE SURVEY, NUMBER 430, ABSTRACT NUMBER 658, COMAL COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESIGNATED AS TRACT 6, AS DESCRIBED IN VOLUME 604, PAGE 294, DEED RECORDS OF COMAL COUNTY, TEXAS.  
 37,923 ACRES OF LAND LOCATED IN THE HUGH WHITE SURVEY, NUMBER 430, ABSTRACT NUMBER 658 AND THE MARY MCVICAR SURVEY, NUMBER 230, ABSTRACT NUMBER 367, COMAL COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESIGNATED AS TRACT 7, AS DESCRIBED IN VOLUME 604, PAGE 294, DEED RECORDS OF COMAL COUNTY, TEXAS.

**UNIT SUMMARY**

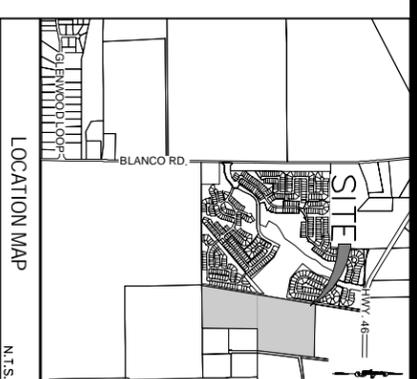
UNIT	LOT COUNT	ACREAGE
11	90	32.56
12	88	43.29
<b>TOTAL</b>	<b>178</b>	<b>75.85</b>

**ACREAGE SUMMARY**

ACREAGE	UNIT 11	UNIT 12
SINGLE-FAMILY	17.16	18.48
RIGHT-OF-WAY	8.78	0.08
OPEN SPACE / PARK SPACE	6.48	16.10
UTILITY	0.14	4.38
<b>TOTAL</b>	<b>32.56</b>	<b>39.04</b>



SCALE: 1" = 300'



**OWNER/DEVELOPER**  
 TAG DEVCO, INC.  
 CONTACT PERSON: TODD GOLD  
 8023 VANTAGE DRIVE, SUITE 1200  
 SAN ANTONIO, TX 78230  
 TEL: (210) 524-4000

**PARK VILLAGE SUBDIVISION  
 BOUNDARY EXPANSION**

**EXISTING SURFACE SLOPE MAP**

DATE  
04/11/2022

PROJECT NO.  
03021.026

DRAWN BY  
KMH/MOH

CHECKED BY  
CJC

CUDE ENGINEERS  
 TBPE No. 455  
 TBPLS No. 10048500



4122 Pond Hill Road, Suite 101  
 Cedar Park, Texas 78613  
 P: (210) 681-2951 F: (210) 523-7112

CUDEENGINEERS.COM

**E1**

## **REVIEW MEMORANDUM**

**TO:** Kyle Hudek, P.E.  
Cude Engineers, LLC  
4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78230

**FROM:** Chelsy Houy, PE, CFM  
[chouy@half.com](mailto:chouy@half.com)

**SUBJECT:** Ventana II MDP Review  
PC-22-16

**DATE:** May 26, 2022

---

Half Associates and City Staff has performed a review on the **Ventana II Master Development Plan (MDP)**, a 75.85-acre tract of land, dated April 11, 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. Include the total acreage of the development in the legal description [Sec. 1.05(a)(iii)(2)].
2. MDP shall include name and address of person who prepared the MDP/Engineer responsible for the design of the improvements necessary [Sec. 1.05(a)(iii)(4) and (5)].
3. Use grayscale dashed lines to indicate features not located within the boundary of the development [Sec. 1.05(a)(iii)(8)].
4. Identify proposed street classification [Sec. 1.05(a)(iii)(9)].
5. Identify existing well sites located within the property boundary, as described in the provided ESA [Sec. 1.05(a)(iii)(10)] and if they will be capped or used.
6. Indicate the location and dimension of all public parks and land to be dedicated to public use or use of owners of lots within the subdivision [Sec. 1.05(a)(iii)(13)].
7. Provide water and sewer estimate of demand [Sec. 1.05(a)(iii)(18)].
8. Provide phasing of right-of-way dedication [Sec. 1.05(a)(iii)(20)]. Acreages in the summary table do not add-up correctly.
9. Provide phasing of required parkland meeting Sec. 2.03(e)(iv). Parkland dedication must also meet the requirements of Section 2.03(e)(v) in regard to size, access and unsuitable lands. Separate open space calculations from parkland to ensure parkland requirements are met.
10. Show required riparian buffers as dedicated open space (see comment 15 below).
11. Provide minimum lot width and typical lot easements and setbacks, to ensure they meet density requirements.
12. Note 4 incorrectly states that the project is within a floodplain.
13. Note 8: As noted in the utility section below, additional information is required regarding GBRA sanitary sewer service for the development. Proof that the agreement covers these additional units is required.

**Drainage Analysis:**

14. Area A1 drainage boundary should line up with adjacent Park Village drainage studies, and not include the portion of Unit 9 draining to an existing detention pond.
15. Rational Method is limited to 20 acres.
16. Provide a Riparian Buffer Conservation Submittal, per Section 4.07(d). Riparian buffer required for 60 feet on either side of the centerline of the natural watercourse (120' total width) that drains greater than 25 acres.
17. Precipitation values do not match BDDM Table 3.2.
18. Curve Number
  - a. The constructed percentage (%) impervious cover from other Park Village development is closer to 65%. Use CN of 92 for 1/8 acre residential to reflect this. Plats will need the following note: *[Development] drainage design was based on an average impervious cover of \_\_\_ square feet per lot. All lots that construct more than \_\_\_ square feet may be subject to additional drainage analysis and detention requirements.* It's better to have analysis be conservative so ponds are sized for full development lot.



19. Time of concentration calculations shall have:
  - a. Sheet flow should be limited to 100'.
  - b. Channel flow velocity should be based on manning's equation instead of constant 6 fps.
  - c. Intensity values do not match BDDM Table 3.3.
  - d. Rational Method Tc limited to 20 minutes.

**Slope Map**

20. Calculate slopes, as described in Section 4.04(c) and (d) – using 10-ft contour intervals.
21. Provide a table summarizing the number of acres within each category and the number of acres disturbed by the current layout within each slope category.

**Tree Survey**

22. Section 4.07(f)(i)(5) requires a reason for tree removal. Please provide reasoning for the extensive number of exempt trees shown on the plan.

**Traffic Impact Analysis**

23. The submitted TIA does not address the proposed Ventana II MDP area. As a new MDP, this project must go through the standard TIA scoping process before proceeding with the TIA.

**Public Utility Certification:**

24. Provide the required Utility Certification for sewer service for the project [Sec. 3.03(a)].
25. Provide Utility Certification for gas service, or confirmation that gas service will not be provided.

**Water & Sewer Studies:**

26. The submitted GBRA wastewater variance was applied for and granted with Park Village Development and does not automatically apply to Ventana II. Provide an updated approval that applies to the proposed development.

**Environmental Assessment:**

27. The Phase 1 Environmental assessment shall meet the criteria in Section 4.01(b)(1)(a) and identify potential environmentally sensitive site features and endangered species habitat, in addition to the RECs. These seem to be excluded in the provided report. Additionally, a study including lead and asbestos containing materials shall be submitted for any proposed demolition on site.
28. Two water wells were noted in the ESA report. If these wells are not intended for continued use and are to be abandoned, the wells must be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation, and a plugging report submitted by a licensed water well driller.



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-17

## **REPLAT**

Replat of Lots 37 & 38  
Centennial Ridge Unit 3

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**MEETING DATE:** June 9th, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta, AICP, Planning Director

---

### **REQUEST:**

Consideration of a Replat for Lot 37 & 38, Block 1, Centennial Ridge Unit 3, generally located 0.16 miles east of Banfield Pass and Adyson Ridge.

### **APPLICANT:**

John and Carissa Cash  
1301 Desert Gold  
Boerne, TX 78006

### **PROPERTY INFORMATION:**

**Owner:** John and Carissa Cash  
**Legal Description:** LOTS 37 & 38, BLOCK 1, CENTENNIAL RIDGE UNIT 3  
**Size:** 11.13 acres; 2 lots  
**Existing Land Use:** Undeveloped  
**Existing Zoning:** R-1 Residential Proposed  
**Land-Use:** Single-Family Residential

---

### **SUMMARY & ANALYSIS:**

This is a proposed replat of 11.13 acres, which was previously platted as Lot 37, Block 1 and Lot 38, Block 1 of Centennial Ridge III. The purpose of this replat is to combine Lots 37 and 38, Block 1, creating Lot 37R.

The lot was originally platted as two separate lots at the time of the original approval of Centennial Ridge III.

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](http://www.bulverdetx.gov)

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

- Name of Subdivision: Centennial Ridge Unit No 3  
 Location Description/Nearest Intersection: 0.16 miles East of Banfield Pass Ave and Adyson Ridge
- Owner/Applicant: John and Carissa Cash  
 Address: 1301 Desert Gold Boerne, TX 78006 Email: rissajess02@yahoo.com  
 Telephone: 281-740-8501 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
- Licensed Engineer/Surveyor (technical contact): Dylan Buysse, Project Surveyor  
 Address: 874 Harper Rd, Suite 104 Kerrville, TX Email: dbuysse@mds-surveying.com  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

**4. Property Details:**

City Limits:	<input checked="" type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Water well</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>on-site septic</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>1</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>11.13</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge <input checked="" type="checkbox"/> Contributing
Density Class:	_____		
Zoning Class:	<u>R1</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] \_\_\_\_\_ Carissa Cash \_\_\_\_\_ 04/11/2022 \_\_\_\_\_  
 Signature of Owner/Applicant 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**

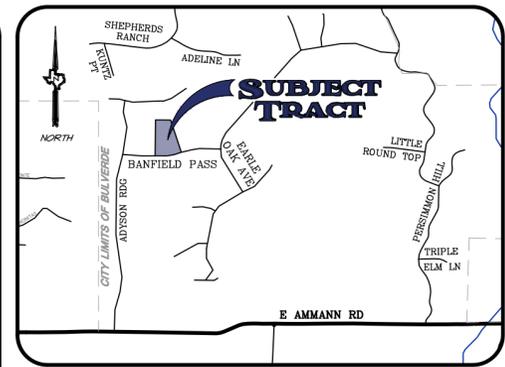
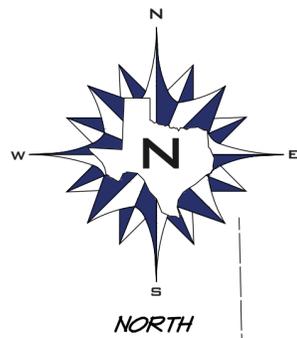
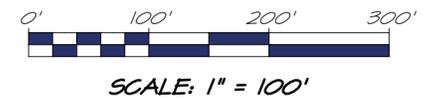
- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of proposed plat document
- 1 physical copy of Replat Application
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee (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
- A digital copy of a Traffic Impact Analysis
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of an Environmental Assessment
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Water System Study
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Sewer System Study
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Stormwater Management Plan
  - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- 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



# REPLAT

## CENTENNIAL RIDGE, UNIT 3, LOTS 37 & 38, BLOCK 1, ESTABLISHING LOT 37R, BLOCK 1

BEING A TOTAL OF 11.13 ACRES, ORIGINALLY OUT OF A. M. HOLBROOK SURVEY, ABSTRACT 270, AND LOTS 37 AND 38, BLOCK 1, CENTENNIAL RIDGE, UNIT 3,  
RECORDED IN DOCUMENT NO. 202006046126, MPRCC



**VICINITY MAP**  
NOT TO SCALE

**LEGEND:**

- ( ) RECORD BEARING & DISTANCE
- BSL BUILDING SETBACK LINE
- IRCF 1/2" IRON ROD W/ JONES CARTER CAP FOUND
- IRS 1/2" IRON ROD W/ MDS CAP SET
- MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY
- OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- PROPERTY CORNER (TYPE NOTED)
- ADJOINER LINE
- BOUNDARY LINE
- CONTOUR LINE
- CONTOUR LINE (INDEX)
- BUILDING SETBACK LINE
- EASEMENT LINE

**GENERAL NOTES:**

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
2. DISTANCES SHOWN HEREON ARE GRID LENGTHS.
3. FIELD SURVEY COMPLETED 9-1-2021.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. ACCORDING TO COMMUNITY PANEL NO. 48091C0215F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COMAL COUNTY, TEXAS, HAVING A MAP REVISION DATE OF SEPTEMBER 2, 2009, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE QUICEST 100-YEAR FLOODPLAIN LIMITS ARE SHOWN ON SAID FIRM MAP.
6. ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLANE (CZP ID NO. 13000887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL EQUALITY (TCEQ) ON APRIL 24, 2019.
7. ELEVATIONS SHOWN HEREON REFERENCE NAVD 88 VERTICAL DATUM AS DETERMINED BY GPS OBSERVATIONS. (US SURVEY FEET)
8. CONTOUR LINES SHOWN HEREON ARE IN CONJUNCTION WITH GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY. (CONTOUR INTERVALS = 2 FOOT)
9. TOTAL NUMBER OF LOTS IN THIS PLAT: 1, WITH 11.13 ACRES.
10. THERE ARE NO IMPROVEMENTS ON THIS PROPERTY AT THE TIME OF PLATING.
11. NO DISTURBANCE SHALL BE PERMITTED WITHIN THE RIPARIAN BUFFERS ESTABLISHED ON THIS PLAT. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
12. DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKING UP DRAINAGE UPSTREAM OF THE CULVERT.
13. THE PRIVATE STREET (LOT 999, BLOCK 4) IS AN EGTC AND DRAINAGE EASEMENT (TOTAL LINEAR FEET OF STREETS = 6,141 LF).
14. THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 3 IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 COLE" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE 17 OF THE AGREEMENT.
15. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CENTENNIAL RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
16. A 10' UTILITY EASEMENT IS PRESENT ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT IS PRESENT ALONG THE ROAD FRONTAGE OF EACH LOT.
17. THE PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BULVERDE, TEXAS.

**TABLE OF AMENDMENTS:**

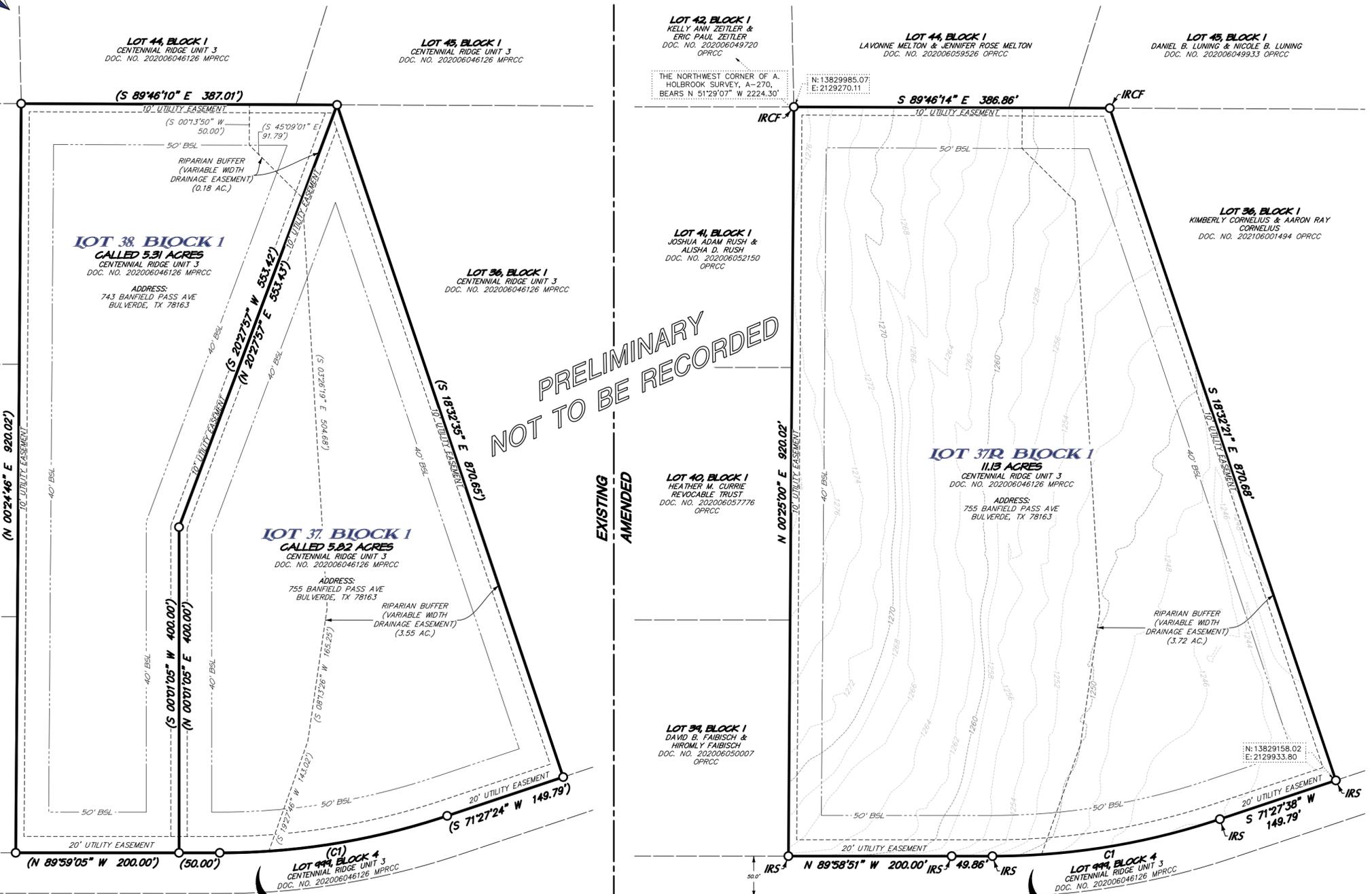
1. REMOVAL OF SHARED LOT LINE BETWEEN LOTS 37 AND 38, BLOCK ONE, CENTENNIAL RIDGE, UNIT 3.

**REPLAT**  
**ESTABLISHING**  
**LOT 37R, BLOCK 1**  
**CENTENNIAL RIDGE UNIT 3**  
**BEING 11.13 ACRES**  
**A. HOIBROOK SURVEY, A-270**  
**CITY OF BULVERDE**  
**COMAL COUNTY, TEXAS**  
**MARCH 2022**

**MDS LAND SURVEYING**  
**COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10019600  
874 HARPER RD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818

JOB No. 22-100-00    SURVEYORS: JB/DB    SHEET 1 OF 1



PRELIMINARY  
NOT TO BE RECORDED

**CURVE TABLE (EXISTING)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(C1)	875.00'	283.42'	282.18'	S 80°44'09" W	18°33'30"

**CURVE TABLE (AMENDED)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	875.00'	283.42'	282.18'	S 80°44'23" W	18°33'30"

**CERTIFICATE OF OWNERSHIP:**

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THE OWNERS OF LAND SHOWN ON THIS PLAT, WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFY THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED. TO CERTIFY WHICH,  
WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

OWNER LOTS 37 & 38, BLOCK 1  
JOHN CASH  
1301 DESERT GOLD  
BOERNE, TEXAS 78006

OWNER LOTS 37 & 38, BLOCK 1  
CARISSA CASH  
1301 DESERT GOLD  
BOERNE, TEXAS 78006

**NOTARY:**

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN AND CARISSA CASH, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE AND  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC  
\_\_\_\_\_  
BOERNE, TEXAS 78006

**COUNTY CLERK:**

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 \_\_\_\_\_, 2022 AT \_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022 AT \_\_\_\_ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # \_\_\_\_\_ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022

COMAL COUNTY CLERK  
COMAL COUNTY, TEXAS  
BY: \_\_\_\_\_  
DEPUTY TO COUNTY CLERK

**STAFF APPROVAL:**

STATE OF TEXAS  
COUNTY OF COMAL  
THIS PLAT OF REPLAT OF LOTS 37 & 38, BLOCK 1, CENTENNIAL RIDGE, UNIT 3, ESTABLISHING LOT 37R, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING DIRECTOR  
CITY OF BULVERDE

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS  
COUNTY OF KERR  
I, JEFF BOERNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NO. 4939, HEREBY STATE THAT DURING THE MONTH OF SEPTEMBER 2021, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.  
For Interim review only.  
Jeff Boerner, RPLS No. 4939  
May 25, 2022  
TAC 22 Part 29 § 663.1b  
Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

JEFF BOERNER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4939



Half Associates, Inc.  
100 NE Loop 410, Suite 200  
San Antonio, Texas 78216  
(210) 798-1895  
Fax (210) 798-1896

## REVIEW MEMORANDUM

**TO:** Dylan Buysse  
[dbuysse@mds-surveying.com](mailto:dbuysse@mds-surveying.com)  
MDS Land Surveying Company, Inc.  
874 Harper Road, Suite 104  
Kerrville, Texas 78028

**FROM:** Chelsy Houy, PE, CFM  
[chouy@half.com](mailto:chouy@half.com)

**SUBJECT:** Replat of Centennial Ridge  
Unit 3, Lots 37 & 38, Block 1  
PC-22-17  
Review

**DATE:** May 22, 2022

---

Half Associates and City Staff performed a review on the **Replat of Centennial Ridge, Unit 3, Lot 37 & 38, Block 1**, dated 03/09/2022. 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 September 4th, 2018 (between the City of Bulverde and Robert B. Cole/DTB Investments, LP.). The following items were reviewed, with specific items to be addressed by the applicant before resubmittal.

### Plat specifications, Ordinance Section 1.05(b)

1. Revise the title of the plat from “amending” to “replat” and remove Table of Amendments.
2. Remove Staff Approval block and add Planning & Zoning and Planning Director blocks as stated below with the title of the plat document filled in and underlined.

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

CHAIRPERSON



**Half Associates, Inc.**  
100 NE Loop 410, Suite 200  
San Antonio, Texas 78216  
(210) 798-1895  
Fax (210) 798-1896

THIS PLAT 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 PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

PLANNING DIRECTOR

3. Add Lienholder address and certification to plat in addition to owner address and certification [Section 1.05(b)(5) and 1.05(b)(6)].
4. Adjoining owner information should include acreage [Section 1.05(b)(21)].

**Plat Supporting Documents, Ordinance Section 1.04(c)**

No Comments



PLANNING AND ZONING COMMISSION ITEM:

PC-22-188

**REPLAT**

Replat of Lots 2, 3 & 900  
HEB BHEB, Bulverde

---

**MEETING DATE:** June 9, 2022

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Susana Huerta, AICP, Planning Director

---

**REQUEST:**

Consideration of a Replat for Lots 2, 3 & 900 at HEB Bulverde, generally located near the intersection of Bulverde Crossing and State Highway46.

**APPLICANT:**

Texas Regional Bank c/o Alex Meade

**PROPERTY INFORMATION:**

Owner: Texas Regional Bank c/o Alex Meade  
Legal Description: LOTS 2, 3 & 900, HEB Bulverde  
Size: 25.552 acres; 3 lots  
Existing Land Use: Commercial  
Existing Zoning: C-2  
Proposed Land-Use: Commercial

---

**SUMMARY & ANALYSIS:**

This is a proposed replat of 25.552 acres, which was previously platted as Lot 1, HEB HEB Bulverde. The purpose of this replat is to create 3 lots, Lots 2, 3 & 900.

**STAFF RECOMMENDATION:**

The application, plat and required documents have been reviewed by Halff Associates and City Staff. Review comments were addressed, but not submitted with enough time to be reviewed prior to this meeting.

Therefore, staff recommends denial of this replat.

Attachments:

Application

Replat

Review Memo

ATT



# APPLICATION FOR REPLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

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

- Name of Subdivision: H.E.B. - Bulverde Retail Lots 2, 3, & 900 Unit No N/A  
 Location Description/Nearest Intersection: \_\_\_\_\_  
At the southwestern and southeastern intersection of Bulverde Crossing and State Highway 46
- Owner Applicant: Texas Regional Bank (Alex Meade)  
 Address: 6770 W. Expressway 83 / Interstate 2, 4th Floor Harlingen, TX 78552 Email: ameade@texasregionalbank.com  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: (956) 455-1934  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
- Licensed Engineer/Surveyor (technical contact): Shauna Weaver, P.E.  
 Address: 2000 NW Loop 410 San Antonio Texas 78213 Email: sweaver@pape-dawson.com  
 Telephone: (210) 375-9000 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_
- Property Details:
 

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>CLWSC</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>3</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>25.552</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>N/A</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>C2</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

05/09/22  
 Date

**Fees and Submittal Dates on Page 2**

\$1,530

Fees: \$1,530 + \$2,760 = **\$4,290**

**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

TIA review fee has already been paid. Please see attached documentation

Total = 25.552 acres => 26 acres \* 30 = \$780 + \$750 = \$1,530

**Drainage Analysis Review Tier 1**

- \$750

**Drainage Analysis Review Tier 2 single family residential**

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

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

- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres) ← \$2,760

Total = 25.552 acres => 26 acres \* 10 = \$260 + \$2,500 = \$2,760

**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 13, 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

Submittal timeline



## 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 full-size physical copy and digital copy on 18” by 24” sheets with a minimum of a 1/2-inch margin of proposed plat document
- 1 physical copy of Replat Application
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee (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
- A digital copy of a Traffic Impact Analysis
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of an Environmental Assessment
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Water System Study
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Sewer System Study
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Stormwater Management Plan
  - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- 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



# REPLAT ESTABLISHING H.E.B. - BULVERDE RETAIL LOTS 2, 3 & 900

BEING A TOTAL OF 25.552 ACRES OUT OF A PORTION OF LOT 1 OF THE H.E.B. - BULVERDE PLAT RECORDED IN VOLUME 13, PAGE 92 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, INCLUSIVE OF A 0.087 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 2, 3 AND 900.

**TXDOT NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". LOT 2 IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 874 FEET. THE WESTERN LOT 2 ACCESS POINT WILL BE RIGHT-IN/OUT ONLY. THE EASTERN LOT 2 ACCESS POINT WILL BE RIGHT-IN/OUT AND LEFT-IN ONLY. LOT 3 IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 514 FEET. LOT 900 IS NOT ELIGIBLE FOR ACCESS TO SH 46, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**GENERAL NOTES:**

1. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL 48091C0220F, DATED SEPTEMBER 2, 2009.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROPERTY IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
4. WATER AND SEWER SERVICE TO BE PROVIDED BY CLWSC.
5. ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
6. GAS SERVICE TO BE PROVIDED BY CPS ENERGY.
7. CABLE AND TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
8. THIS PROPERTY IS LOCATED WITHIN THE CITY OF BULVERDE.

**CPS/SAWS/COSA UTILITY:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, 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.

**LEGEND**

- MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- (SURVEYOR)
- EXISTING CONTOURS
- CENTERLINE
- CITY OF BULVERDE LIMITS
- VOL PG PAGE(S)
- DOC NO DOCUMENT NUMBER
- ROW RIGHT-OF-WAY
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- IRRIGATION EASEMENT (DOC NO. 201206023638, OPR)

LINE #	BEARING	LENGTH
L1	S7°19'53"W	15.50'
L2	N7°16'49"E	20.00'
L3	S83°56'42"E	243.15'
L4	S42°07'21"E	52.11'
L5	S19°12'08"E	105.91'
L6	N89°04'08"W	87.80'
L7	N38°09'48"W	70.21'
L8	N65°45'06"E	105.65'
L9	S32°23'31"W	16.67'
L10	S54°30'31"W	35.84'
L11	S87°45'20"W	88.20'
L12	N0°09'13"W	69.06'
L13	N86°02'34"E	115.36'
L14	S16°21'11"E	40.31'
L15	N0°15'55"W	20.99'
L16	N6°34'39"E	100.72'
L17	N0°15'55"W	66.53'
L18	N47°52'14"E	46.78'
L19	S41°23'49"E	51.44'
L20	S1°41'50"W	9.63'
L21	S47°59'52"W	47.20'
L22	S63°43'08"W	20.13'

LINE #	BEARING	LENGTH
L23	S25°12'05"E	57.40'
L24	S6°01'36"W	48.88'
L25	S47°52'14"W	16.10'
L26	N6°01'36"E	12.00'
L27	S50°41'23"E	61.52'
L28	N74°30'21"E	37.07'
L29	N15°18'12"E	64.07'
L30	N64°53'13"E	16.51'
L31	S64°53'13"W	7.29'
L32	S15°18'12"W	66.20'
L33	S74°30'21"W	52.23'
L34	S71°22'50"W	90.40'
L35	N71°22'50"E	80.21'
L36	N83°58'24"W	92.49'
L37	N50°41'23"W	54.64'
L38	S0°07'53"E	31.85'
L39	S89°52'07"W	191.23'
L40	S46°39'04"W	114.19'
L41	N46°39'04"E	121.62'
L42	N89°52'07"E	182.15'
L43	S0°04'53"E	11.23'
L44	S87°45'20"W	17.01'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	536.00'	48°29'43"	S24°30'47"E	440.25'	453.67'
C2	15.00'	88°32'42"	S4°29'18"E	20.94'	23.18'
C3	23293.78'	0°05'52"	S82°37'17"E	39.72'	39.72'
C4	25085.00'	0°03'04"	S82°41'39"E	22.40'	22.40'
C5	25065.00'	0°50'48"	S83°08'40"E	370.34'	370.34'
C6	25065.97'	0°05'05"	S83°36'37"E	37.03'	37.03'
C7	183.00'	13°21'46"	S76°58'16"E	42.58'	42.68'
C8	217.00'	13°34'27"	S77°04'36"E	51.29'	51.41'
C9	25076.00'	0°04'52"	S83°54'16"E	35.54'	35.54'
C10	95.00'	63°02'37"	S33°13'09"W	99.34'	104.53'
C11	15.00'	91°47'01"	S85°40'38"W	21.54'	24.03'
C12	464.00'	48°09'57"	N24°20'53"W	378.68'	390.06'
C13	536.00'	2°08'19"	N41°56'11"W	20.01'	20.01'



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: June 3, 2022

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
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: BEN SCOTT  
VICE PRESIDENT REAL ESTATE, SAFO  
H-E-B LP  
616 SOUTH FLORES STREET  
SAN ANTONIO, TX 78204  
(210) 938-0722

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
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: THOMAS HODGE  
PRESIDENT  
SJWTX, INC.  
1399 SATTTLER RD  
NEW BRAUNFELS, TX 78132

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS HODGE 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 REPLAT OF H-E-B BULVERDE RETAIL LOTS 2, 3 & 900 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE AND IS HEREBY APPROVED BY PLANNING AND ZONING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIR

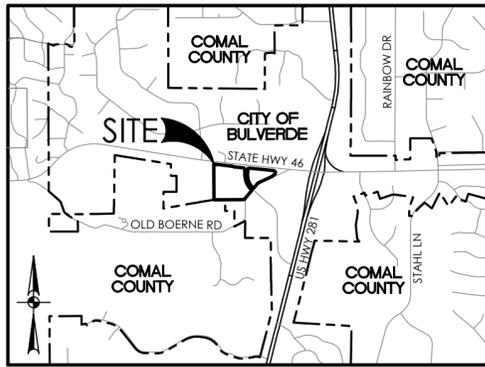
THIS PLAT OF H-E-B BULVERDE RETAIL LOTS 2, 3 & 900 WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

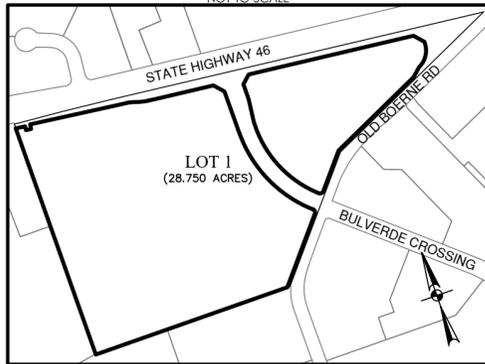
BY: \_\_\_\_\_  
PLANNING DIRECTOR

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



**LOCATION MAP**  
MAPSCO MAP GRID: 384A7  
NOLTO-SCALE



**AREA BEING REPLATTED**  
SCALE: 1"= 500'

25.552 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1 OF THE H.E.B. - BULVERDE PLAT RECORDED IN VOLUME 13, PAGE 92 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

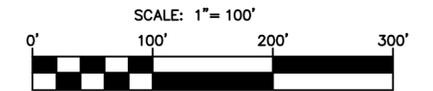
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

SHAUNA L. WEAVER  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213

STATE OF TEXAS  
COUNTY OF BEXAR

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

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



# REPLAT ESTABLISHING H.E.B. - BULVERDE RETAIL LOTS 2, 3 & 900

BEING A TOTAL OF 25.552 ACRES OUT OF A PORTION OF LOT 1 OF THE H.E.B. - BULVERDE PLAT RECORDED IN VOLUME 13, PAGE 92 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, INCLUSIVE OF A 0.087 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 2, 3 AND 900.

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

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: THOMAS HODGE  
 PRESIDENT  
 SJWTX, INC.  
 1399 SATTTLER RD  
 NEW BRAUNFELS, TX 78132

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

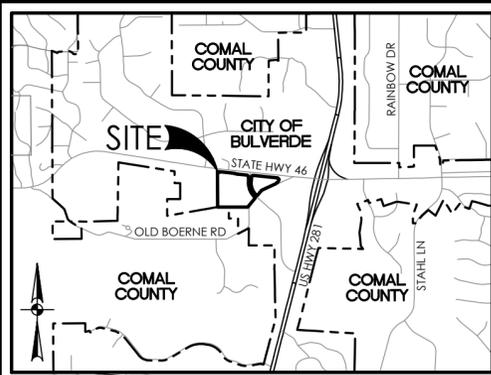
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: BEN SCOTT  
 VICE PRESIDENT REAL ESTATE, SAFO  
 H-E-B, LP  
 616 SOUTH FLORES STREET  
 SAN ANTONIO, TX 78204  
 (210) 938-0722

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

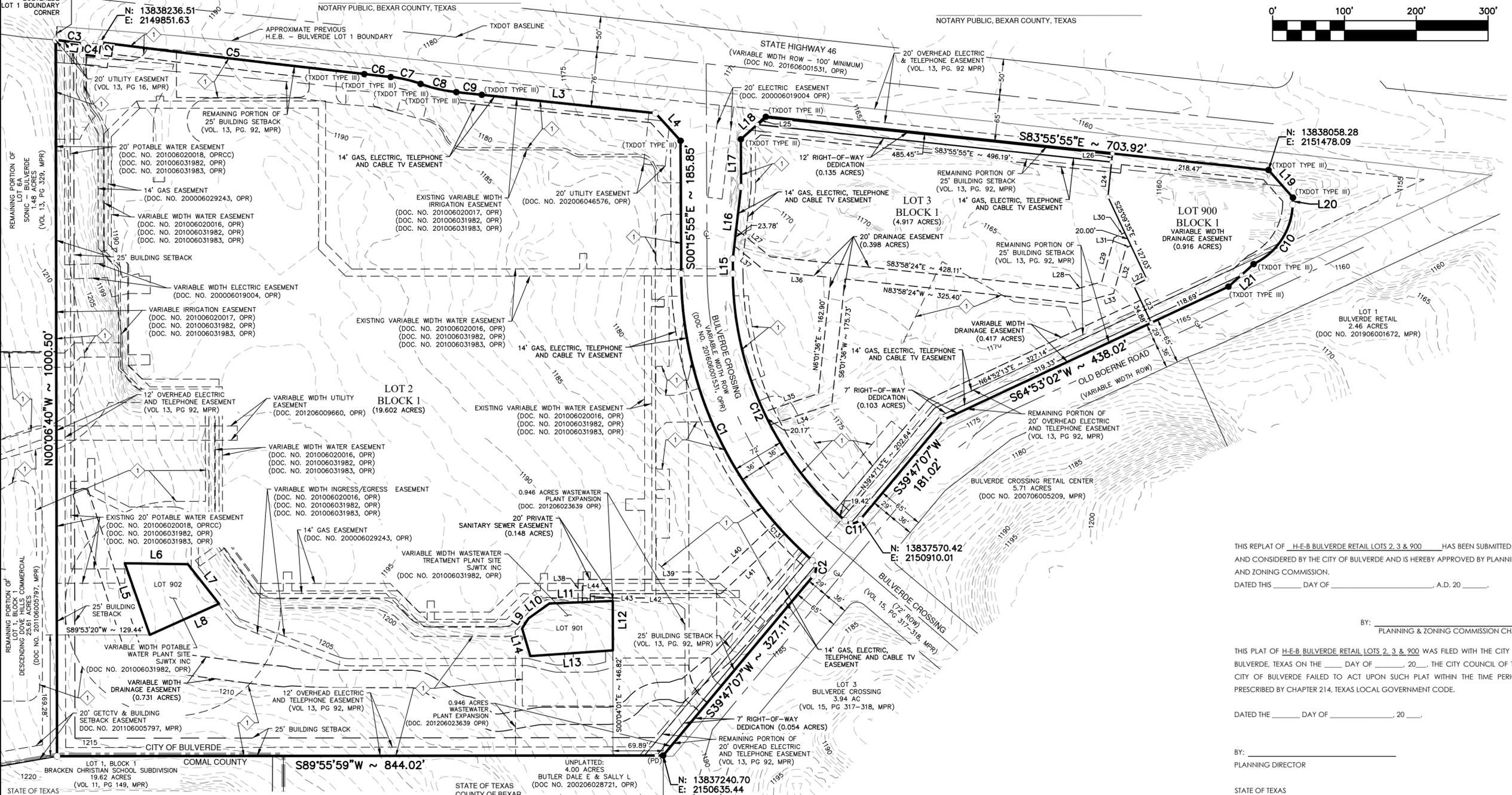
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEN SCOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**LOCATION MAP**

N05°54'42"E ±18.84 TO APPROXIMATE PREVIOUS H.E.B. - BULVERDE LOT 1 BOUNDARY CORNER  
 MAPSCO MAP GRID: 384A7  
 NOI-TO-SCALE



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

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

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.

SHAUNA L. WEAVER  
 LICENSED PROFESSIONAL ENGINEER  
 PAPE-DAWSON ENGINEERS, INC.  
 2000 NW LOOP 410  
 SAN ANTONIO, TX 78213

THIS REPLAT OF H.E.B. BULVERDE RETAIL LOTS 2, 3 & 900 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE AND IS HEREBY APPROVED BY PLANNING AND ZONING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
 PLANNING & ZONING COMMISSION CHAIR

THIS PLAT OF H.E.B. BULVERDE RETAIL LOTS 2, 3 & 900 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 \_\_\_\_\_, 20\_\_\_\_.

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



## REVIEW MEMORANDUM

**TO:** Shauna Weaver, P.E.  
Pape-Dawson Engineering, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

**SUBJECT:** H.E.B. – Bulverde Retail Lots 2, 3 & 900  
Replat Review  
PC-22-18

**DATE:** May 26, 2022

---

Halff Associates and City Staff performed a review on the replat application and supporting documents for the **H.E.B. – Bulverde retail Lots 2, 3 & 900** development, dated May 9, 2022. The review was conducted relative to the requirements established in the vested 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.

### Plat specifications, Ordinance Section 1.05(b)

1. Add owner/notary blocks for SJWTX, Inc, as an owner or property within the subdivision [Sec. 1.05(b)(ii)(5)].
2. Verify correct county where signature is taking place is used in signature blocks or use a blank “ \_\_\_\_\_ ” to fill in at the time of signature.
3. Correct Surveyor signature block with extra “I” at the very beginning.
4. Remove the “Attest” line on the Planning & Zoning signature block and add the planning director signature block using the wording below:

THIS PLAT 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 PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

PLANNING DIRECTOR

5. The City’s Master Thoroughfare Plan indicates Old Boerne Road as a collector requiring 72-ft of right-of-way. Where the existing right-of-way is not sufficient, the subdivision must make a dedication to attain 36-ft of right-of-way on the north side of the centerline or a minimum of 72-ft total width.

6. A drainage easement should be provided for the open channel across the southern end of Lot 2, conveying off-site water through the subdivision [Sec. 1.05(b)(ii)(10)].
7. Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey [Sec. 1.05(b)(ii)(14)].
8. Adjoining ownership information should include property acreage [Sec. 1.05(b)(ii)(21)].

**Plat Supporting Documents, Ordinance Section 1.04(d)**

Missing Supplemental information

1. Provide Final Utility Layout showing all proposed utilities and easements [Sec. 1.04(d)(ii)(d)].
2. Provide construction Cost projection for public improvements associated with the replat [Sec. 1.04(d)(ii)(f)].
3. Provide recorded deeds [Sec. 1.04(d)(ii)(i)].
4. Provide plat approval letter/notice for gas service or documentation that gas will not be provided [Sec. 1.04(d)(ii)(j)].
5. Provide plat approval letter/notice for sewer service, TXDOT and TCEQ [Sec. 1.04(d)(ii)(j)].
6. Performance bond or letter of credit required prior to plat recordation [Sec. 1.04(d)(ii)(k)].
7. Provide verification of closure of the outer boundaries of the replat [Sec. 1.04(d)(ii)(p)].

ESA Report

8. No Comments.

Tree Protection Plan

9. Variance previously approved by Council – No comments.

Drainage Analysis

10. Drainage Area delineations appear to be appropriate. However, Area C runoff is forced east by a small ditch and through a culvert under Bulverde Crossing. Need to verify 100-YR can be conveyed through this small ditch, through the culvert and be contained within the proposed drainage easement/ditch adjacent to Old Boerne Road to ensure runoff from Area C doesn't spill over into Lot 3 and Lot 900.



11. Pre-Development HMS model is missing existing detention Basin A. It is assumed the existing basin was designed to mitigate runoff from the existing shopping center on Lot 2. Please include Basin A in the pre-developed model so we can compare with post-development of Lot 3.
12. Please provide HEC-HMS model files.

#### Traffic Impact Analysis

13. Revise references the SH 46 widening completion date to “no earlier than 2026”. Brien Hoher indicated during the scoping meeting that construction would be unlikely to be complete before '26, and may stretch out longer.
14. Include roadway network descriptions for
  - Melody Hills
  - Harmony Hills
  - St. Andrews Way
  - Elm Hollow
15. Refer to and use the latest versions of manuals and software where warranted. Examples include
  - Green Book (current is 7<sup>th</sup> Ed, 2018)
  - HCM (7<sup>th</sup> Ed just came out, but may want to refer to 6<sup>th</sup> since I don't think Synchro has been updated to match yet).
  - Utilize Synchro 11, or provide an explanation of why 10 is still acceptable.
16. Traffic impact is identified at US 281 and St Andrews St. No mitigation is proposed. This is not acceptable under City Code. Options include (but are not limited to):
  - The Conclusions section of the TIA states *“Close the two-way crossover and build Super Street with unidirectional turnarounds. This major change to the US 281 corridor will need a comprehensive plan by TxDOT. Such major construction will not be proportionate to the impact of the development, which only adds minor traffic volumes and exceeds delay threshold by a few seconds.”* TxDOT already has a Superstreet schematic for US 281, and they have stated they are relying on developers to construct it as impact mitigation. The TIA consultant also prepared that schematic, and has proposed and designed the RCUTs in that schematic as mitigation for other developments. The proposer could refer to this plan to determine whether components could be implemented which would provide a benefit at the impacted location. In the meantime, the proposer could request a Rough Proportionality determination from the City – the proposer simply making a statement regarding proportionality is not adequate according to City Code Section 2.04 (b) (v) 2) a).
    - Note: The Draft Mobility 2050 Metropolitan Transportation Plan indicates conversion of this section of US 281 to a freeway is programmed for 2035, so an RCUT would likely serve as an interim improvement for around a decade.
  - Propose other viable mitigation.
  - Reduce intensity of development to keep projected delay limited to below the mitigation threshold.
  - Request a variance from the City.
17. The EB approach at Bulverde Crossing and Old Boerne Road is identified as operating at LOS D in the AM Build condition. This is an impact, but no mitigation is proposed. Options include (but are not limited to):

- a. Propose a turn lane at one of the approaches.
  - b. Different intersection operation (TWSC, signalization, etc.).
  - c. Propose other viable mitigation.
  - d. Reduce intensity of development to keep projected delay limited to below the mitigation threshold.
  - e. Request a variance from the City.
18. Turn lane at SH 46 and Driveway 1: Length is based on the current posted speed of 35 mph. The design speed for proposed SH 46 is 45 mph according to the 2018 schematic. Evaluate the length based on the proposed design speed, and the May 2022 revision of the TxDOT RDM.



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-19

**CONVEYANCE PLAT  
M2G 1863**

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**MEETING DATE:** June 9, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta, AICP, Planning Director

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**REQUEST:**

Consideration of a Conveyance Plat for 13.251 acres located Southwest of FM 1863 & Wiley Road.

**APPLICANT:**

Comal ISD c/o Jeffrey Smith

**PROPERTY INFORMATION:**

**Owner:** Comal ISD  
**Legal Description:** BEING A TOTAL OF 19.524 ACRE TRACT OF LAND BEING ESTABLISHING LOT 12 COMPRISED OF A PORTION OF A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174  
**Size:** 13.251 acres; 1 lot  
**Existing Land Use:** Undeveloped  
**Proposed Land Use:** N/A  
**Zoning:** PDD

**SUMMARY & ANALYSIS:** A Conveyance Plat may be used in lieu of a Final Plat to record the subdivision of property in the following instances:

1. To record the remainder of a tract that is larger than five (5) acres, and that is created by the final platting of a portion of the property, provided that the remainder is not intended for immediate development.

This is a conveyance plat of 13.251 acres, establishing 1 lot. This conveyance plat legally records the remainder tract from the previously discussed plats for the Comal ISD Middle School #8 project. This conveyance plat does not permit development of this tract.

**STAFF RECOMMENDATION:**

The application, plat and required documents have been reviewed by Halff Associates and City staff. Review comments have been addressed.

Therefore, Staff recommends APPROVAL of this conveyance plat.

**ATTACHMENTS:**

Application

Plat

Plat Review Memo



## APPLICATION FOR MINOR/CONVEYANCE/DEVELOPMENT PLAT

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://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.**

**CHECK ONE:**

- MINOR PLAT
- CONVEYANCE PLAT
- DEVELOPMENT PLAT

1. Name of Subdivision: M2G 1863 Unit No \_\_\_\_\_  
Location Description/Nearest Intersection: Southwest of 1863 & Wiley Road intersection

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

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

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>N/A</u>
Commercial:	<u>N/A</u> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>N/A</u>
Residential:	<u>N/A</u> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>1</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>13.251</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>N/A</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>N/A</u>		

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

[Signature] DIRECTOR OF CONSTRUCTION  
Signature of Owner/Applicant PLANNING

5-9-2022  
Date

Fees and Submittal Dates on Page 2

**Fees:**

**Plat Fee**

\$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family. **\$1,835.72**

**Traffic Impact Analysis (TIA) Review** (19.524-ac)

\$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 Plat Application Checklist

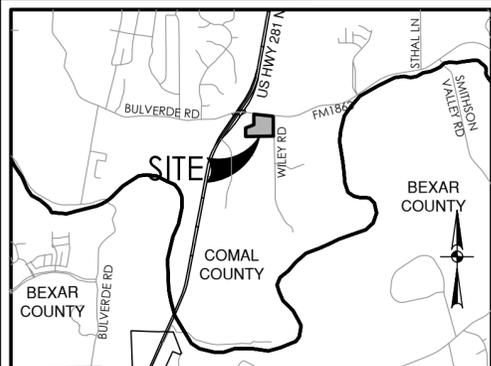
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**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE  
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 2 Copies of the 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 (if applicable)
  - TIA Fee (if applicable)
  - SICP Fee (if applicable)
- N/A 1 copy of the Final Utility Layout showing all proposed utilities and easements (if applicable)
- N/A 1 copy of the Final Traffic Impact Analysis (if applicable)
- N/A 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- N/A 1 copy of the Final Drainage Study (if applicable)
- 1 copy of the recorded deed
- N/A 1 copy of each letter approving the Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- N/A Variance Requests (if any)
- Original Tax Certificates
  - City
  - County
  - School
- N/A Letter of Agent or other power of attorney authorizing signature of Owner on plat







LOCATION MAP  
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- DOC DOCUMENT NUMBER
- ROW RIGHT-OF-WAY
- VOL VOLUME
- PG PAGE(S)
- OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FOUND TXDOT MONUMENTATION (TYPE I, II OR III)

- 1140 EXISTING CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- 1 0.930 AC M2G DEVELOPMENT PROPERTIES LTD LOT 2, BLOCK 1 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)
- 2 0.807 AC M2G DEVELOPMENT PROPERTIES LTD LOT 3, BLOCK 1 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)
- 3 1.298 AC M2G DEVELOPMENT PROPERTIES LTD LOT 1, BLOCK 1 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)
- 4 33.87 AC LOT 901 BLK 1 EDGEBROOK RESIDENTIAL COMMUNITY (DOC NO. 201706006705 M.P.R.C.C.)
- 5 3.235 AC M2G REAL ESTATE LTD LOT 4, BLOCK 1 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)
- 6 3.580 AC M2G REAL ESTATE LTD LOT 5, BLOCK 1 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)

MISCELLANEOUS NOTE:  
 1. CONVEYANCE PLAT OF M2G 1863 IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE  
 2. CONTOURS SHOWN ARE BASED ON NAV 88.

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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

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

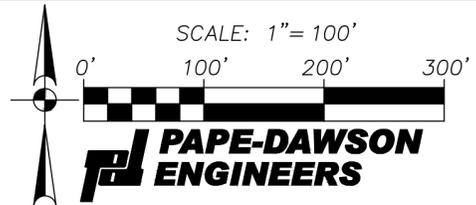
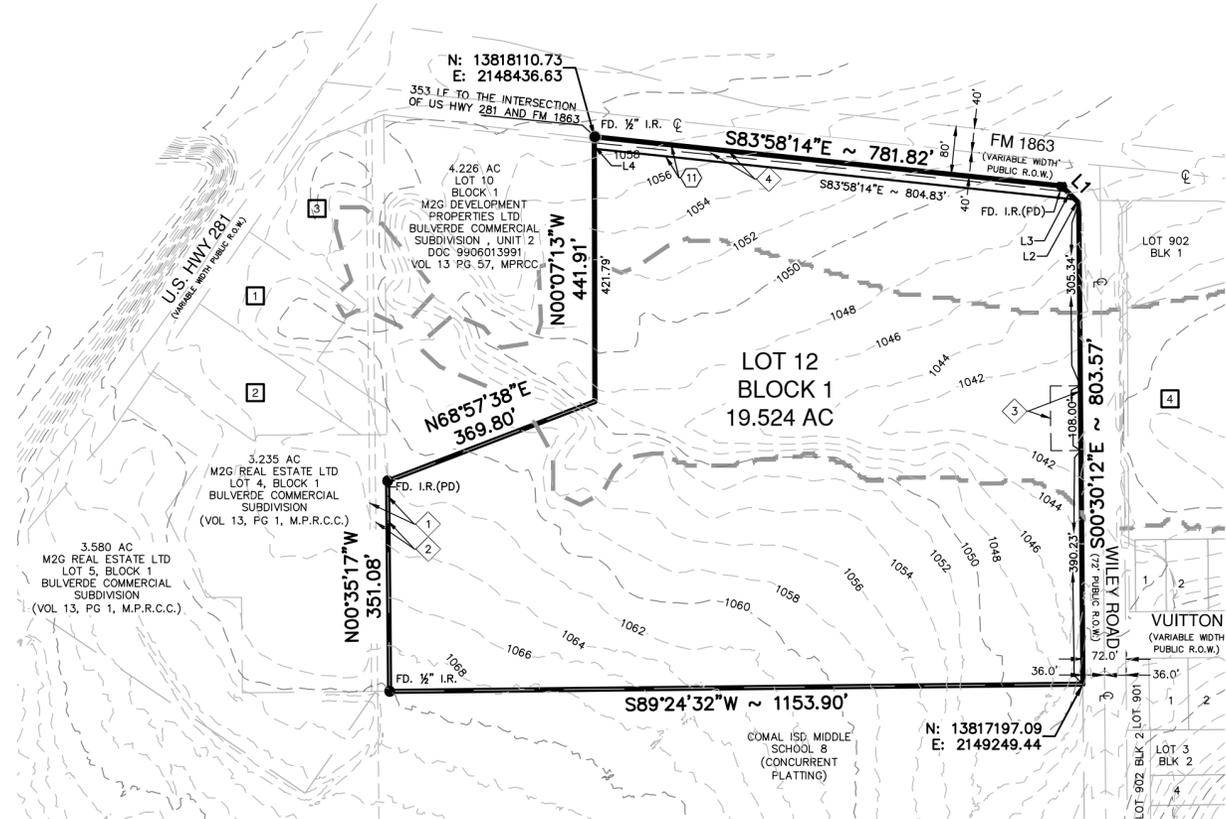
CONVEYANCE PLAT OF  
M2G 1863

BEING A TOTAL OF 19.524 ACRE TRACT OF LAND BEING ESTABLISHING LOT 12, BLOCK 1 COMPRISED OF A PORTION OF A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174

THIS CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF BULVERDE, TEXAS FOR THE PURPOSE OF SALE OR CONVEYANCE ONLY. NO BUILDING PERMIT SHALL BE ISSUED, NOR DEVELOPMENT BEGIN, NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND FILED OF RECORD IN ACCORDANCE WITH THE CODE OF ORDINANCE OF THE CITY OF BULVERDE, TEXAS.

FLOODPLAIN VERIFICATION:  
 THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE #	BEARING	LENGTH
L1	S45°30'11"E	40.19'
L2	S45°30'11"E	8.04'
L3	N45°30'11"W	32.15'
L4	S0°07'13"E	20.12'



SCALE: 1" = 100'

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
 DATE OF PREPARATION: June 3, 2022

STATE OF TEXAS  
 COUNTY OF BEXAR

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: W. PLACK CARR  
 M2G FM 1863 LTD.  
 250 W NOTTINGHAM DR STE 410  
 SAN ANTONIO TX 78209  
 210-293-6860

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. PLACK CARR 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 M2G 1863 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 PERSCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
 PLANNING DIRECTOR

THIS PLAT OF M2G 1863 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
 CHAIRPERSON

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

## **REVIEW MEMORANDUM**

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

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

**SUBJECT:** Conveyance Plat of M2G 1863  
PC-22-19  
**Acceptance Memo**

**DATE:** June 6, 2022

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the plat application and supporting documents for the **Conveyance Plat of M2G 1863**, dated June 3, 2022. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 13, 2016 (between the City of Bulverde and M2G FM 1863, LTD.). The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval.

### **Plat specifications**

1. Per Section 1.04(k)(vi)(2), conveyance plats must include dedication of right-of-way in accordance with the City's Mater Thoroughfare Plan. Show existing right-of-way dimensions and dedication to attain the 60-ft of right-of-way on the south side of the centerline (120-ft total right-way called for in MTP). – [Comment resolved](#).
2. Provide the Conveyance Plat acknowledgement from Section 1.04(k)(viii). – [Comment resolved](#).
3. Provide adjoining ownership information (owner name, acreage, deed record information). [Section 1.05(b)(21)] Note for "concurrent platting" can be used in lieu of deed information where applicable. Smaller residential lots not immediately adjacent to the subject plat can be left with lot/block information. – [Comment resolved](#).
4. Remove City Limit line for Legend. – [Comment resolved](#).
5. Label Wiley Road. – [Comment resolved](#).
6. Show easements on subject property from Wiley Road Plat (Doc. #201606012120). – [Comment resolved](#).
7. Engineer signature block not required since there are no improvements to the subject property at this time. If the signature block remains, provide name and address of Engineer responsible, similar to surveyor/owner blocks. – [Comment resolved](#).
8. Signature block for Comal ISD appears to be unnecessary on the current plat. Signature block for M2G FM 1863 LTD needs to include full owner information and notary block should be updated with the correct name. – [Comment resolved](#).



**Half Associates, Inc.**  
100 NE Loop 410, Suite 200  
San Antonio, Texas 78216  
(210) 798-1895

9. Owner/Notary blocks have consistent county information. Please use Comal or Bexar as appropriate or leave a blank to be filled in if the county of signature is not yet known. – [Comment resolved.](#)
10. Use greyscale dashed lines to indicate features (lots, easements, etc.) not within the boundary of the subdivision. [Section 1.05(b)(20)]. – [Comment resolved.](#)
11. Provide a signature block for the Planning Director. – [Comment resolved.](#)

THIS PLAT 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 PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

PLANNING DIRECTOR



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-20  
**VACATE AND REPLAT**  
Vacate and Replat of Bulverde Commercial Subdivision

---

**MEETING DATE:** June 9, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta, AICP, Planning Director

---

**REQUEST:**  
Consider the approval of a Vacate and Replat of Bulverde Commercial Subdivision, located East of Highway 281 & Ancestral Trail.

**APPLICANT:**  
Comal ISD  
1404 IH 35 N  
New Braunfels, TX 78130

**PROPERTY INFORMATION:**  
Owner: Comal ISD  
Legal Description: Lot 5, 6, 7, 8 & 9 Bulverde Commercial Subdivision  
Size: 3.187 acres; 1 lot  
Existing Land Use: Undeveloped  
Existing Zoning: PDD  
Proposed Land-Use: School, Public

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**SUMMARY & ANALYSIS:**  
This is a proposed vacate and replat of 3.187 acres of the Bulverde Commercial subdivision. Portions of the Bulverde Commercial Subdivision were sold to Comal ISD, and the purpose of this reconfiguration is to reflect that land sale.

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

Therefore, Staff recommends denial of this Replat.

**ATTACHMENTS:**  
Application  
Plat  
Plat Review Memo



## APPLICATION FOR REPLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://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 Commerical Subdivision Unit No \_\_\_\_\_  
 Location Description/Nearest Intersection: East of Hwy 281 & Ancestral Trail intersection
  
2. Owner/Applicant: Comal Independent School District, Jeffrey Smith  
 Address: 1404 IH 35 North, New Braunfels, TX 78130 Email: jeffrey.smith@comalisd.org  
 Telephone: 830-221-2000 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
  
3. Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers, Ricardo Gomez, P.E.  
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: rgomez@pape-dawson.com  
 Telephone: 210-375-9000 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<u>N/A</u> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>South Central Water Company</u>
Residential:	<u>N/A</u> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>1</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>3.187</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>N/A</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>N/A</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: *Jeffrey Smith*, DIRECTOR OF CONSTRUCTION & PLANNING Date: 5.9.2022

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. **\$845.61**

**Traffic Impact Analysis (TIA) Review (3.187-ac)**

\$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**

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



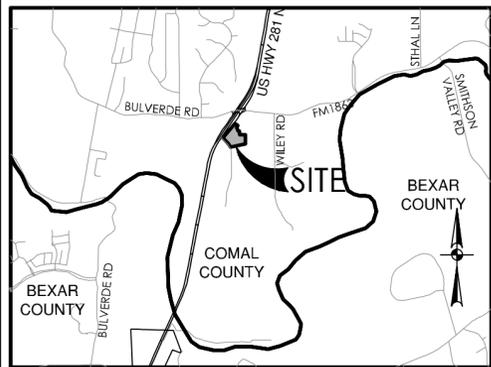
# Planning and Development Replat Application Checklist

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

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





LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

- AC ACRE(S)
- MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- DOC DOCUMENT NUMBER
- ROW RIGHT-OF-WAY
- VOL VOLUME (TYPE I, II OR III)
- PG PAGE(S)
- OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FOUND TXDOT MONUMENTATION

- 1140 EXISTING CONTOURS
- CITY OF BULVERDE LIMITS

- 1 20' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
- 2 16' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
- 3 25' BUILDING SETBACK LINE (VOL 13, PG 1, M.P.R.C.C.)
- 4 30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9803017009, M.P.R.C.C.)
- 5 10' X 40' SIGN EASEMENT (DOC NO. 9806017065 O.P.R.C.C.)

**MISCELLANEOUS NOTE:**

- BULVERDE COMMERCIAL SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE
- CONTOURS SHOWN ARE BASED ON NAV 88.

**UTILITY PROVIDER NOTE:**

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

**SURVEYOR'S NOTES:**

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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

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

**CPS/SAWS/COSA UTILITY:**

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

2. ANY GPS 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.

**FLOODPLAIN VERIFICATION:**

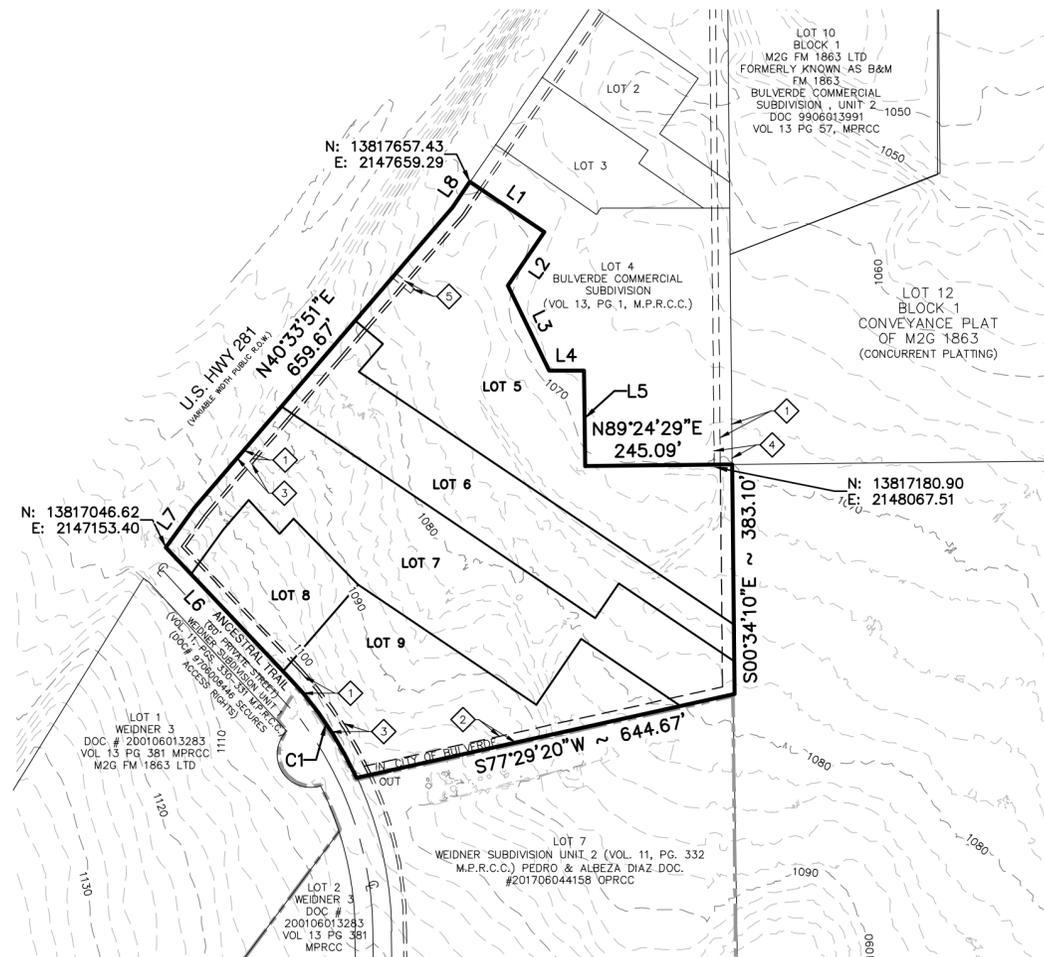
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F. EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**VACATE AND REPLAT OF  
 BULVERDE COMMERCIAL  
 SUBDIVISION**

PLAT NOTES APPLY TO EVERY PAGE  
 OF THIS MULTIPLE PAGE PLAT

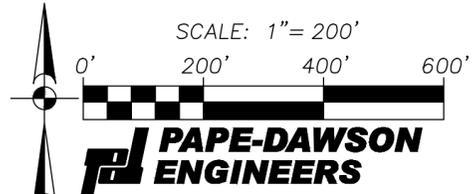
LINE #	BEARING	LENGTH
L1	S55°46'28"E	150.03'
L2	S34°13'32"W	108.00'
L3	S25°48'20"E	157.47'
L4	S89°51'06"E	57.95'
L5	S0°36'45"E	159.28'
L6	N43°25'52"W	293.05'
L7	N35°42'19"E	82.10'
L8	N33°59'47"E	52.00'

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



**VACATE  
 AREA BEING VACATED**

THE 12.046 ACRE AREA BEING VACATED WAS PREVIOUSLY PLATTED AS LOT 5, LOT 6, LOT 7, LOT 8, AND LOT 9 OF THE BULVERDE COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 13, PAGE 1 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174



**PAPE-DAWSON  
 ENGINEERS**

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

DATE OF PREPARATION: May 10, 2022

STATE OF TEXAS  
 COUNTY OF COMAL

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

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

STATE OF TEXAS  
 COUNTY OF COMAL

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF COMAL

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OWNER/DEVELOPER: XXXXXXXX  
 M2G FM 1863 LTD.  
 250 W NOTTINGHAM DR STE 410  
 SAN ANTONIO TX 78209  
 210-XXX-XXXX

STATE OF TEXAS  
 COUNTY OF COMAL

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ VACATE AND REPLAT OF BULVERDE COMMERCIAL SUBDIVISION 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR A.D. 20\_\_.

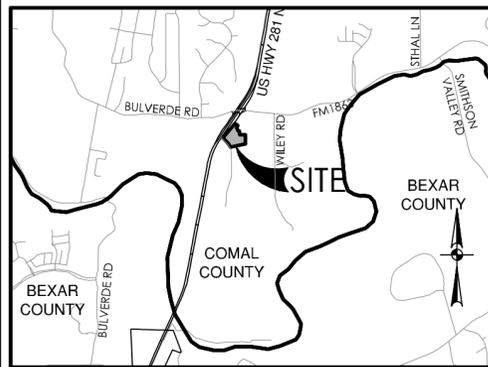
BY: \_\_\_\_\_ CHAIRPERSON

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



LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

- AC ACRE(S)
- MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- DOC DOCUMENT NUMBER
- ROW RIGHT-OF-WAY
- VOL VOLUME (TYPE I, II OR III)
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- SET 1/2" IRON ROD (PD)
- FOUND TXDOT MONUMENTATION
- 1140 EXISTING CONTOURS
- CITY OF BULVERDE LIMITS
- 20' PUBLIC UTILITY EASEMENT
- 25' BUILDING SETBACK LINE
- 20' UTILITY EASEMENT (VOL 13, PG. 1, M.P.R.C.C.)
- 15' UTILITY EASEMENT (VOL 13, PG. 1, M.P.R.C.C.)
- 25' BUILDING SETBACK LINE (VOL 13, PG. 1, M.P.R.C.C.)
- 30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9803017009, M.P.R.C.C.)
- 10' X 40' SIGN EASEMENT (DOC NO. 9806017065 C.P.R.C.C.)

**MISCELLANEOUS NOTE:**  
1. BULVERDE COMMERCIAL SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE  
2. CONTOURS SHOWN ARE BASED ON NAV 88.

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

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

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**  
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
DAVID CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

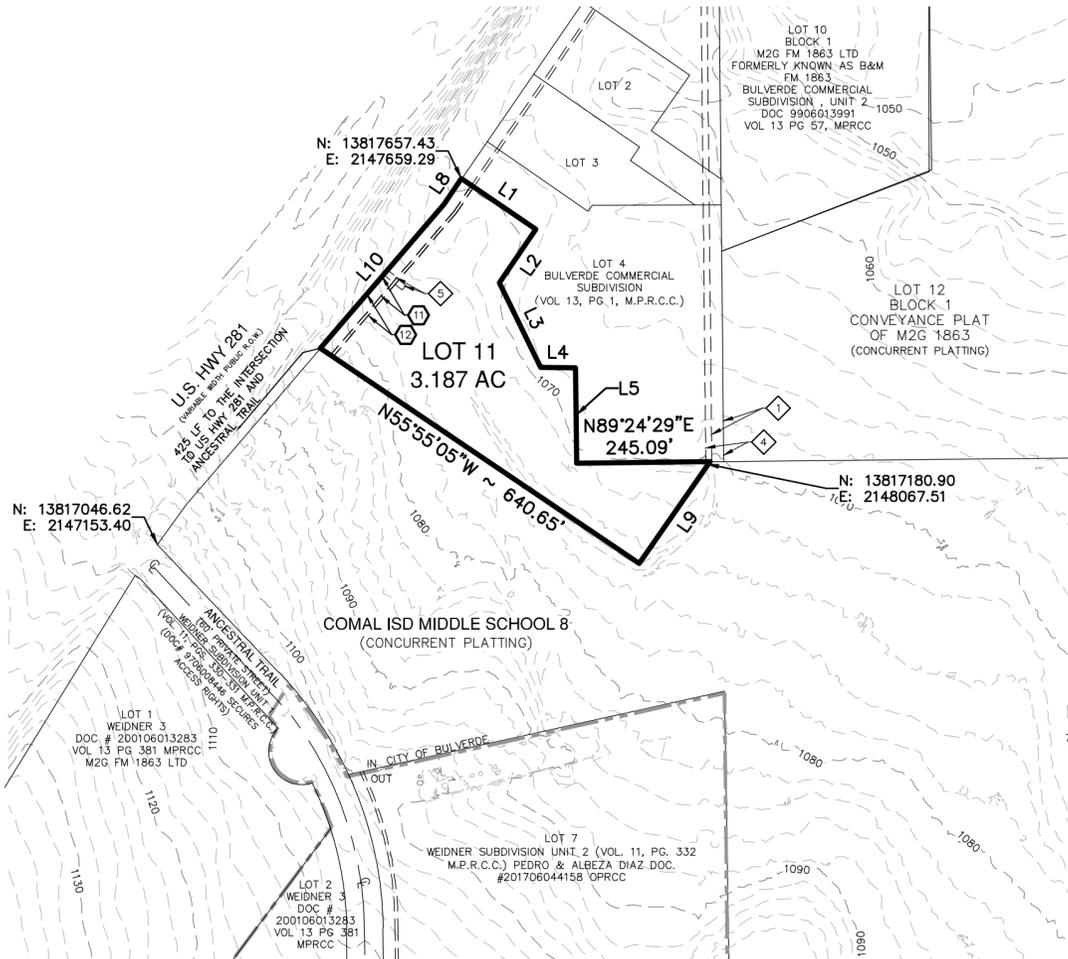
**CPS/SAWS/COSA UTILITY:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE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

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F. EFFECTIVE DATE: SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

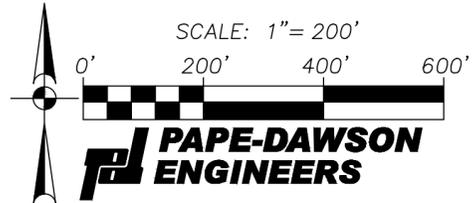
VACATE AND REPLAT OF  
**BULVERDE COMMERCIAL  
SUBDIVISION**

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

LINE #	BEARING	LENGTH
L1	S55°46'28"E	150.03'
L2	S34°13'32"W	108.00'
L3	S25°48'20"E	157.47'
L4	S89°51'06"E	57.95'
L5	S0°36'45"E	159.28'
L8	N33°59'47"E	52.00'
L9	S34°41'31"W	206.72'
L10	N40°33'41"E	316.63'



**REPLAT  
AREA BEING REPLATED**  
ESTABLISHING 3.187 ACRES AS LOT 11 OF THE BULVERDE  
COMMERCIAL SUBDIVISION, BULVERDE, TEXAS



**PAPE-DAWSON  
ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #4701 TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: May 10, 2022

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

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

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

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL  
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: XXXXXXXX  
M2G FM 1863 LTD.  
250 W NOTTINGHAM DR STE 410  
SAN ANTONIO TX 78209  
210-XXX-XXXX

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

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ VACATE AND REPLAT OF BULVERDE COMMERCIAL SUBDIVISION 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

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

Civil Job No. 8100-29; Survey Job No. 9020-20 VACATE AND REPLAT OF BULVERDE COMMERCIAL SUBDIVISION

## **REVIEW MEMORANDUM**

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

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

**SUBJECT:** Vacate and Replat of  
Bulverde Commercial Subdivision  
PC-22-20  
Review Comments

**DATE:** June 6, 2022

---

Half Associates, on behalf of the City of Bulverde, has performed a review on the plat application and supporting documents for the **Vacate and Replat Bulverde Commercial Subdivision**, dated June 6, 2022. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 13, 2016 (between the City of Bulverde and M2G FM 1863, LTD.). The following items were reviewed, with resolved items noted in **blue** and unresolved/new items noted in **red** to be addressed by the applicant before resubmittal.

### **Plat specifications, Ordinance Section 1.05(b)**

1. All lots shown on the plat should state that they are part of Block 1, as shown on the original Bulverde Commercial Plat. – **Comment Resolved**
2. Provide adjoining ownership information (owner name, acreage, deed record information). [Section 1.05(b)(21)] Note for “concurrent platting” can be used in lieu of deed information where applicable. Smaller residential lots not immediately adjacent to the subject plat can be left with lot/block information. – **Comment Resolved**
3. Provide name and address of Engineer, similar to surveyor/owner blocks. – **Comment Resolved**
4. Signature block for M2G FM 1863 LTD needs to include full owner information and notary block should be updated with the correct name. – **Comment Resolved**
5. Owner/Notary blocks have consistent county information. Please use Comal or Bexar as appropriate or leave a blank to be filled in if the county of signature is not yet known. – **Comment Resolved**
6. Use greyscale dashed lines to indicate features (lots, easements, etc.) not within the boundary of the subdivision. [Section 1.05(b)(20)]. – **Comment Resolved**
7. Provide confirmation from utility companies for 16-ft utility easement release – **Per comment response, utility coordination is ongoing and confirmation will be provided at a later date.**
8. Provide copy of TxDOT approval of replat. – **Per comment response, TxDOT is still reviewing at this time.**



**Half Associates, Inc.**  
100 NE Loop 410, Suite 200  
San Antonio, Texas 78216  
(210) 798-1895

9. Provide a signature block for the Planning Director. – [Comment Resolved](#)

THIS PLAT 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 PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

PLANNING DIRECTOR



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-21

## REPLAT

Replat of Lots 1, 2 and 3, Bulverde Oaks Unit 1,  
Establishing Lots 1R and 2R

---

**MEETING DATE:** June 9, 2022

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Susana Huerta, AICP, Planning Director

---

### REQUEST:

Consider the approval of a Replat of Lots 1, 2 and 3, Bulverde Oaks Unit 1, Establishing Lots 1R and 2R, generally located at the intersection of Wildridge Terrace and Sierra Vista Drive.

### APPLICANT:

Steven and Ashley Orndorff  
2386 Wildridge Terrace  
Bulverde, TX 78163

Joan Bobrukiewicz  
31218 Sierra Vista Drive  
Bulverde, TX 78163

### PROPERTY INFORMATION:

Owner: Steven and Ashley Orndorff; Joan Bobrukiewicz  
Legal Description: Lots 1, 2 and 3, Bulverde Oaks Unit 1  
Size: 3.72 acres; 2 lots  
Existing Land Use: Single-Family Residential  
Existing Zoning: R-2 Residential  
Proposed Land-Use: Single Family Residential

---

### SUMMARY & ANALYSIS:

This is a proposed replat of 3.72 acres composed of three residential lots, which were previously platted as Lots 1, 2 and 3, Bulverde Oaks Unit 1. The purpose of this replat is to combine Lots 1, 2 and 3, Unit One creating Lots 1R and 2R.

The lots were originally platted as three separate lots at the time of the original approval of Bulverde Oaks Unit One.

Utility easements between the three original lots have been released by the appropriate utility service providers –Guadalupe Valley Telephone Cooperative, Inc. (GVTC), and CPS Energy.

**STAFF RECOMMENDATION:**

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

Therefore, Staff recommends denial of this Replat.

**ATTACHMENTS:**

Application

Plat

Plat Review Memo

# REPLAT OF LOTS 1, 2, AND 3, BULVERDE OAKS UNIT ONE ESTABLISHING LOTS 1R AND 2R

BEING LOTS 1, 2 AND 3, BULVERDE OAKS UNIT ONE RECORDED IN  
VOLUME 5, PAGE 327, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS  
IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.011 OR CHAPTER 232.0095,  
THE PURPOSE OF THIS REPLAT IS TO COMBINED THE EAST-HALF OF LOT 2 WITH LOT 1  
AND THE WEST-HALF OF LOT 2 WITH LOT 3.

### C.P.S. NOTES:

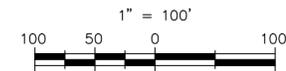
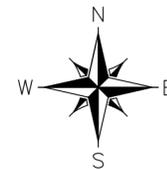
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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 GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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.

### LEGEND

- ( ) RECORD CALL PER PLAT
- SET IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊕ FOUND IRON ROD W/ A YELLOW "GE REEVES" PLASTIC CAP

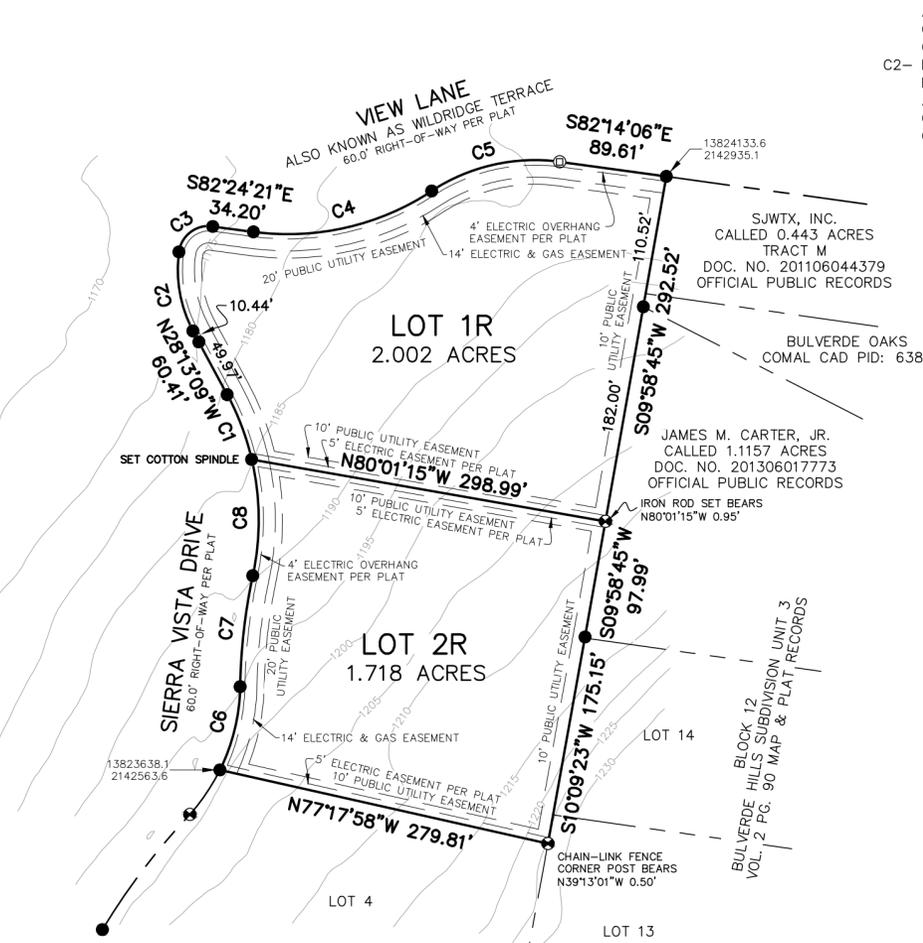
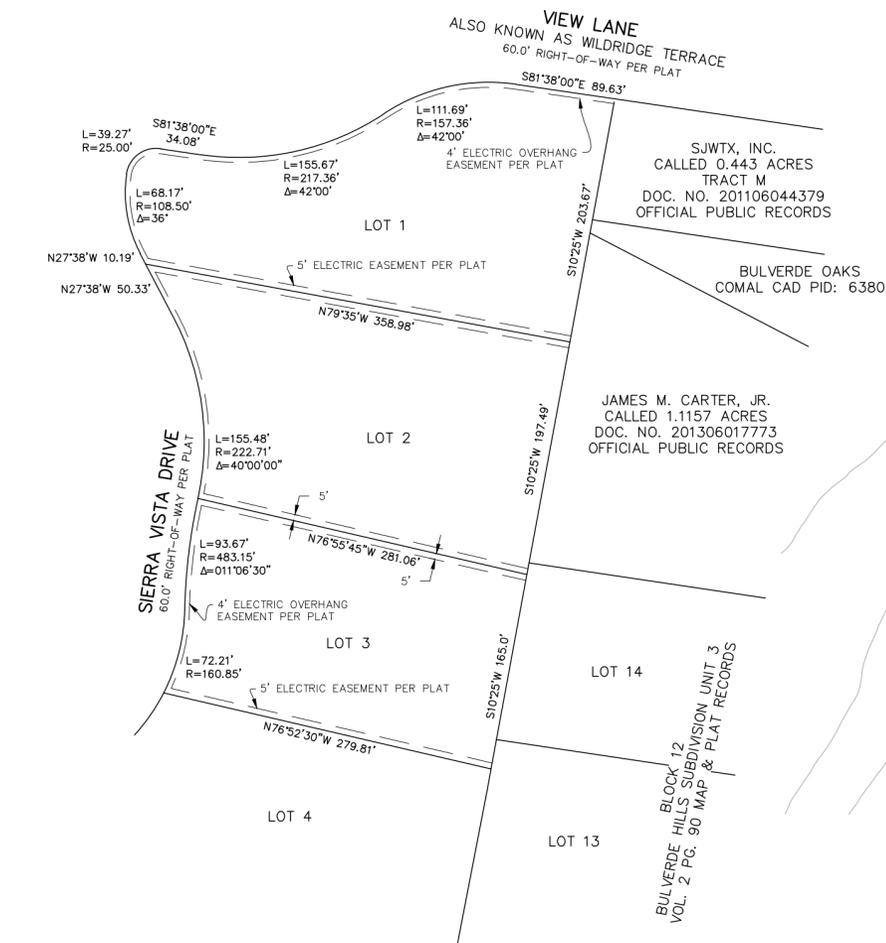
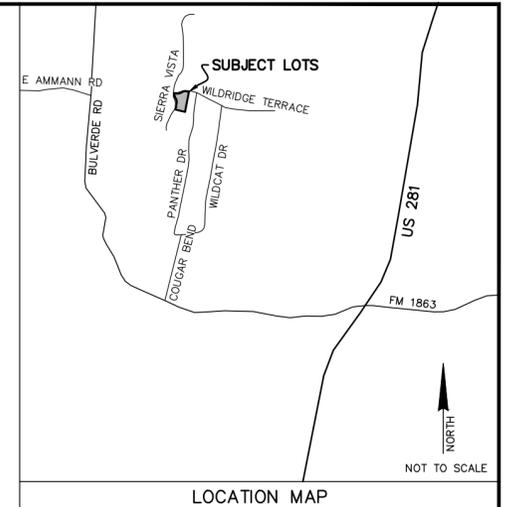
### NOTES

- BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
- THIS AMENDING PLAT IS SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED AND ON FILE AT THE COMAL COUNTY CLERK'S OFFICE. THIS AMENDING WAS PERFORMED WITHOUT A TITLE COMMITMENT OR ABTRACTOR'S CERTIFICATE AND IS SUBJECT TO SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT A TITLE COMMITMENT OR ABTRACTOR'S CERTIFICATE MAY DISCLOSE. THE SURVEYOR DID NOT PERFORM AN ABSTRACT OF TITLE.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8') ABOVE FINISHED ADJACENT GRADE.
- THIS SUBDIVISION IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.
- SEWAGE FACILITIES SHALL BE INDIVIDUAL ON-SITE PRIVATE SEPTIC SYSTEMS. LOT 1R AND LOT 2R WILL CONTINUE USE OF EXISTING SEPTIC TANK SYSTEMS.
- THIS SUBDIVISION IS SERVICED BY A STATE CERTIFIED PUBLIC WATER SYSTEM.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
- COMAL COUNTY REQUIRES A TWENTY-FIVE (25') FRONT SETBACK.
- ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- IMPROVEMENTS NOT LOCATED.
- CONTOURS SHOWN HEREON WERE DOWNLOADED FROM COMAL COUNTY ENGINEER'S OFFICE OPEN DATA AND ARE ASSUMED TO BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE CONTOURS SHOWN HEREON ARE NOT BASED ON AN ON THE GROUND SURVEY AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COMAL CITY OF BULVERDE, COMAL COUNTY, TEXAS MAP NO. 4809100215, EFFECTIVE DATE OF SEPTEMBER 2, 2009, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN.



### CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	57.86'	222.71'	014°53'06"	N20°34'46"W	57.70'
C2	68.05'	108.50'	035°56'05"	N09°57'47"W	66.94'
C3	39.14'	25.00'	089°42'23"	N52°47'58"E	35.26'
C4	155.50'	217.36'	040°59'23"	N77°03'11"E	152.21'
C5	111.54'	157.36'	040°36'39"	N77°08'23"E	109.22'
C6	72.00'	165.85'	024°52'19"	N13°37'39"E	71.43'
C7	93.47'	483.15'	011°05'02"	N06°26'17"E	93.32'
C8	97.85'	222.71'	025°10'22"	N00°33'02"W	97.06'



**LOTS BEING AMENDED**  
LOTS 1, 2 & 3  
BULVERDE OAKS UNIT ONE  
VOL. 5 PG. 327  
MAP & PLAT RECORDS

CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	57.86'	222.71'	014°53'06"	N20°34'46"W	57.70'
C2	68.05'	108.50'	035°56'05"	N09°57'47"W	66.94'
C3	39.14'	25.00'	089°42'23"	N52°47'58"E	35.26'
C4	155.50'	217.36'	040°59'23"	N77°03'11"E	152.21'
C5	111.54'	157.36'	040°36'39"	N77°08'23"E	109.22'
C6	72.00'	165.85'	024°52'19"	N13°37'39"E	71.43'
C7	93.47'	483.15'	011°05'02"	N06°26'17"E	93.32'
C8	97.85'	222.71'	025°10'22"	N00°33'02"W	97.06'

STATE OF TEXAS  
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

COUNTY CLERK  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

### CERTIFICATE OF APPROVAL:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS.

CHAIR, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

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

**PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE. 01/26/2018**

CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
WCR LAND SURVEYING  
P.O. BOX 481  
BLANCO, TEXAS 78606

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ PRINT NAME \_\_\_\_\_

STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

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

OWNER, LOT 1 & 2: STEVEN W. ORNDORFF & ASHLEY ORNDORFF

BY:  
STEVEN W. ORNDORFF  
2386 WILDRIDGE TERRACE  
BULVERDE, TX 78163

BY:  
ASHLEY ORNDORFF  
2386 WILDRIDGE TERRACE  
BULVERDE, TX 78163

OWNER, LOT 2 & 3: JOAN BOBRUKIEWIEZ

BY:  
JOAN BOBRUKIEWIEZ  
31218 SIERRA VISTA DR.  
BULVERDE, TX 78163

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN W. ORNDORFF & ASHLEY ORNDORFF, KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF

NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ PRINT NAME \_\_\_\_\_

STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOAN BOBRUKIEWIEZ, KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF

NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ PRINT NAME \_\_\_\_\_

STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**WCR**  
LAND SURVEYING  
P.O. BOX 481 BLANCO, TX 78606  
830-833-3010 INFO@WCRLANDSURVEYING.COM  
TDFE&LS FIRM #10194135

JOB NO.: 1018-18  
DATE: 01/17/2018  
DRAWN BY: CJJ  
CHECKED BY: CJJ  
SHEET: 1 OF 1



## 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 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of proposed plat document
- 1 physical copy of Replat Application
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee (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
- A digital copy of a Traffic Impact Analysis
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of an Environmental Assessment
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Water System Study
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Sewer System Study
  - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Stormwater Management Plan
  - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- 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



**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



# APPLICATION FOR REPLAT

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

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

- Name of Subdivision: Bulverde Oaks Unit No 1, 2, 3  
Location Description/Nearest Intersection: Wildridge Terrace & Sierra Vista Drive
- Owner/Applicant: Steven & Ashley Orndorff & Joan Bobrukiewicz  
Address: 2386 Wildridge Ter. & 31218 Sierra Vista Dr. Email: orndorffsteven@yahoo.com  
Telephone: 210-887-6699 Fax: N/A Mobile: "  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
- Licensed Engineer/Surveyor (technical contact): Christopher Jurica  
Address: P.O. Box 481/807 Main St, Blanco TX 78606 Email: rpls6344@gmail.com  
Telephone: 512-618-7672 Fax: N/A 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>on-site septic</u>
Residential:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>3</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>3.72 acres</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>B-2</u>			<input type="checkbox"/> Contributing
Zoning Class:	<u>B-2</u>			

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

X Joan Bobrukiewicz  
X Steven Orndorff  
X Ashley Orndorff

2-21-22  
2/21/22

Signature of Owner/Applicant

Date

**Fees and Submittal Dates on Page 2**

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

ADDITIONAL COMMENTS

Steven and Ashley Orndorff are under contract to sell 2386 Wildridge Terrace and their ownership of 31228 Sierra Vista to Richard and Kim Varela. Buyer's lender is requiring Seller's to have the properties re-platted prior to closing. Joan Bobrukiewicz would also like/request the replat as she is also an owner of the property seeking a replat.

Joan Bobrukiewicz  
jbnative@gmail.com  
210-286-16291

Steven Orndorff  
orndorffsteven@yahoo.com  
210-887-6688

Ashley Orndorff  
orndorff.ashley@yahoo.com  
210-540-1496

FOR OFFICE USE ONLY:

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

Reviewed by:

Date:

Case Number:

Capital Title  
GF# 16-284304-13v

ORIGINAL

### General Warranty Deed

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: March 2, 2017

Grantor: **Franklin Outdoor, LLC**

Grantor's Mailing Address: PO Box 328, Bulverde, Texas 78163

Grantee: **Ashley Orndorff and Joan Bobrukieweiz**

Grantee's Mailing Address: 2386 Wildridge Terrace, Bulverde, Texas 78163

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lot 2, Bulverde Oaks, Unit One, an Addition to the City of Bulverde, Comal County, Texas, according to the Map or Plat recorded in Volume 5, Pages 327-328, Map and Plat Records of Comal County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Comal County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 2 day of March, 2017.

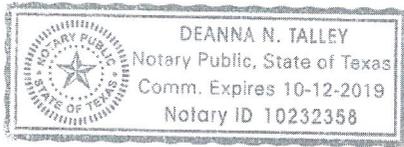
**Franklin Outdoor, LLC**



**By: Tim Blymyer**  
**Its: Owener**

THE STATE OF TEXAS           §  
  §  
COUNTY OF Comal           §

The foregoing instrument was acknowledged before me on the 2 day of March, 2017 by Tim Blymyer, owner of Franklin Outdoor, LLC.

  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:**  
2386 Wildridge Terrace  
Burleson, TX  
78143

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

## REVIEW MEMORANDUM

**TO:** Christopher Jurica  
 WCR Land Surveying  
 P.O. Box 481  
 Blanco, Texas 78606

**FROM:** Chelsy Houy, PE, CFM  
[chouy@half.com](mailto:chouy@half.com)

**SUBJECT:** Lots 1, 2, & 3 Replat Review 2  
 Bulverde Oaks Unit 1  
 PC-22-21

**DATE:** June 3, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review on the Bulverde Oaks Lots 1, 2, & 3 Replat, dated 05/28/2022. 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 resolved items noted in blue and unresolved/new items noted in red to be addressed by the applicant before resubmittal.

**Plat specifications, Ordinance Section 1.05(b)**

1. Replat document is dated from 2018. Please update and verify that applicable information, such as adjacent property owner information is current. – Resolved



- 2.
3. Missing adjoining lot ownership information for lots 4, 13, and 14. Need owner name, acreage, deed record information for each adjoining lot [Sec. 1.05(b)(ii)(21)]. – Resolved
4. Rename existing view “Area of Replat” and do not use the word amended. – Resolved
5. Provide thick outside boundary for existing view of area being replatted, making it clear which lots area part of the subject replat [Sec. 1.05(b)(ii)(4)]. – Resolved
6. Modify note 2 to use the word replat instead of amending plat. – Resolved
7. Add building setbacks to plat [Sec. 1.05(b)(ii)(11)]. – Setbacks required based on R-2 zoning in Section 14.3.4 of the City of Bulverde Zoning Ordinance.
8. Label block number on subject lots [Sec. 1.05(b)(ii)(12)]. – Resolved
9. Add 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)]. – Resolved



10. Remove "Certificate of Approval" block shown and add Planning & Zoning and Planning Director blocks as stated below with the title of the plat document filled in and underlined. – Resolved

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT 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 PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
PLANNING DIRECTOR

**Plat Supporting Documents, Ordinance Section 1.04**

- 11. Deed missing for for Lots 1 & 3. – Received, however because liens are named in the new deeds, Lienholder’s acknowledgement is now required.
- 12. Tax certificate missing for Lots 1 & 3. – Resolved

New Comments:

- 13. Date of plat preparation needs to be shown on the plat [Sec. 1.05(b)(ii)(3)].



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-22  
**FINAL PLAT**  
Victorian Oaks

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**MEETING DATE:** June 9, 2022  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Susana Huerta, AICP, Planning Director

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**REQUEST:**

Consideration of a Final Plat for Victorian Oaks at 980 Old Boerne Rd, generally located 1.2 miles west of the intersection of Highway 46 and Old Boerne Rd.

**APPLICANT:**

Frank Hill  
980 Old Boerne Road  
Bulverde, TX 78163

**PROPERTY INFORMATION:**

Owner: Frank Hill  
Legal Description: A-280 SUR-666 WM HAAS, Acres 3.02  
Size: 3.02 acres; 2 lots  
Existing Land Use: Single-Family Residential  
Existing Zoning: ETJ  
Proposed Land-Use: Residential

---

**SUMMARY:**

This is a proposed final plat for Victorian Oaks. The proposed Final Plat is for approximately 3.02 acres of residentially developed land and establishes two (2) residential lots. The density class for this plat is Medium Density.

**ANALYSIS:**

The proposed subdivision lies outside the City Limits. The property will be serviced by Canyon Lake WSC for one lot and a private water well for the second lot and onsite septic facilities for sewer. Electric service will be provided by Pedernales Electric Cooperative. Cable and telephone services will be provided by Guadalupe Valley Telephone Cooperative, Inc.

**STAFF RECOMMENDATION:**

Halff Associates and the City of Bulverde Planning Department have reviewed the proposed final plat and related documents. None of the comments noted in the review memo have been resolved.

Therefore, Staff recommends **DENIAL**.

**ATTACHMENTS:**

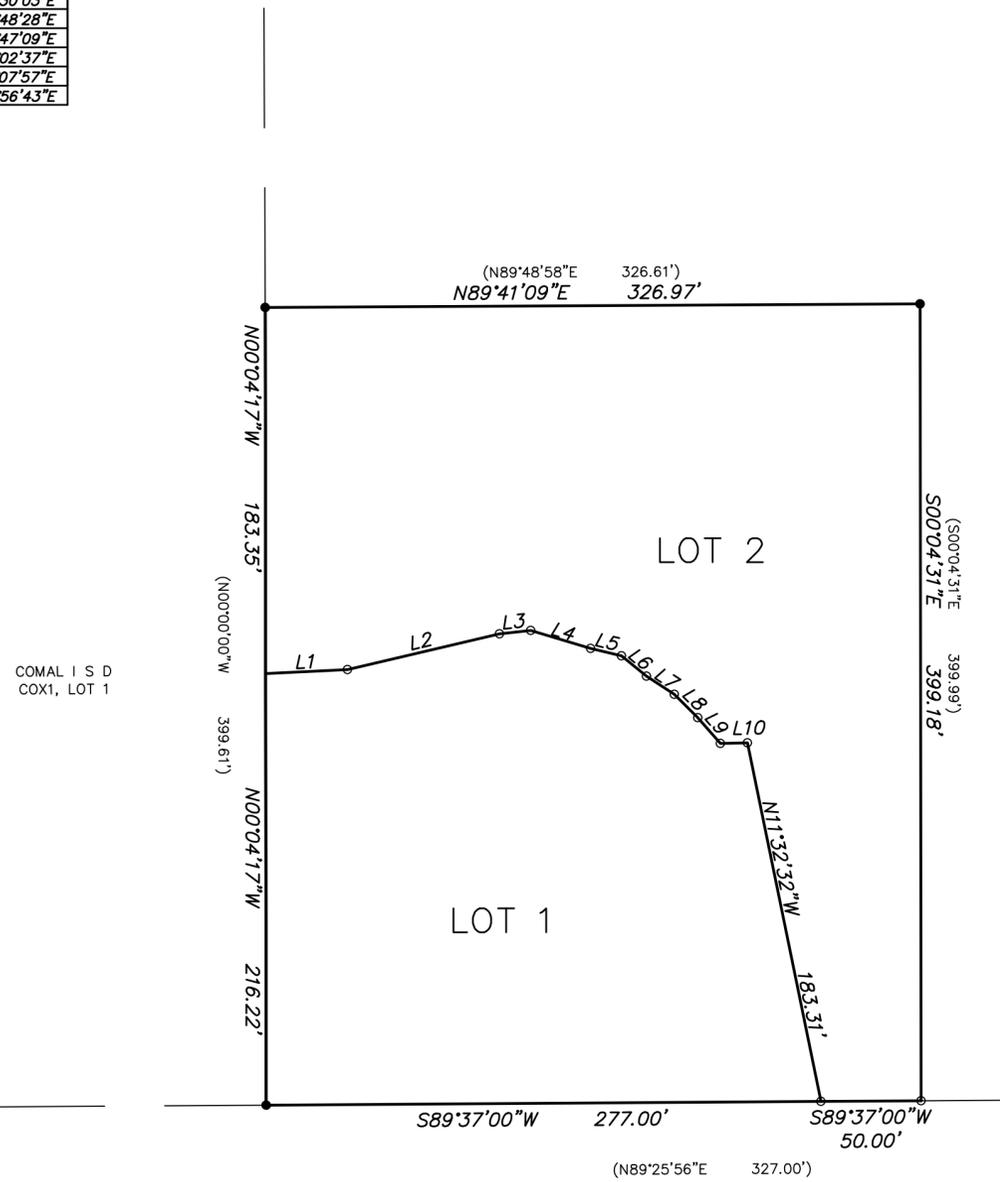
1. Application
2. Final Plat
3. Half Review Memo

# VICTORIAN OAKS

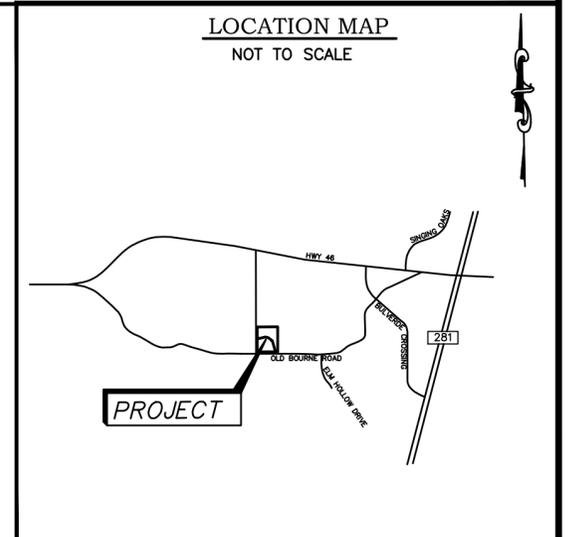
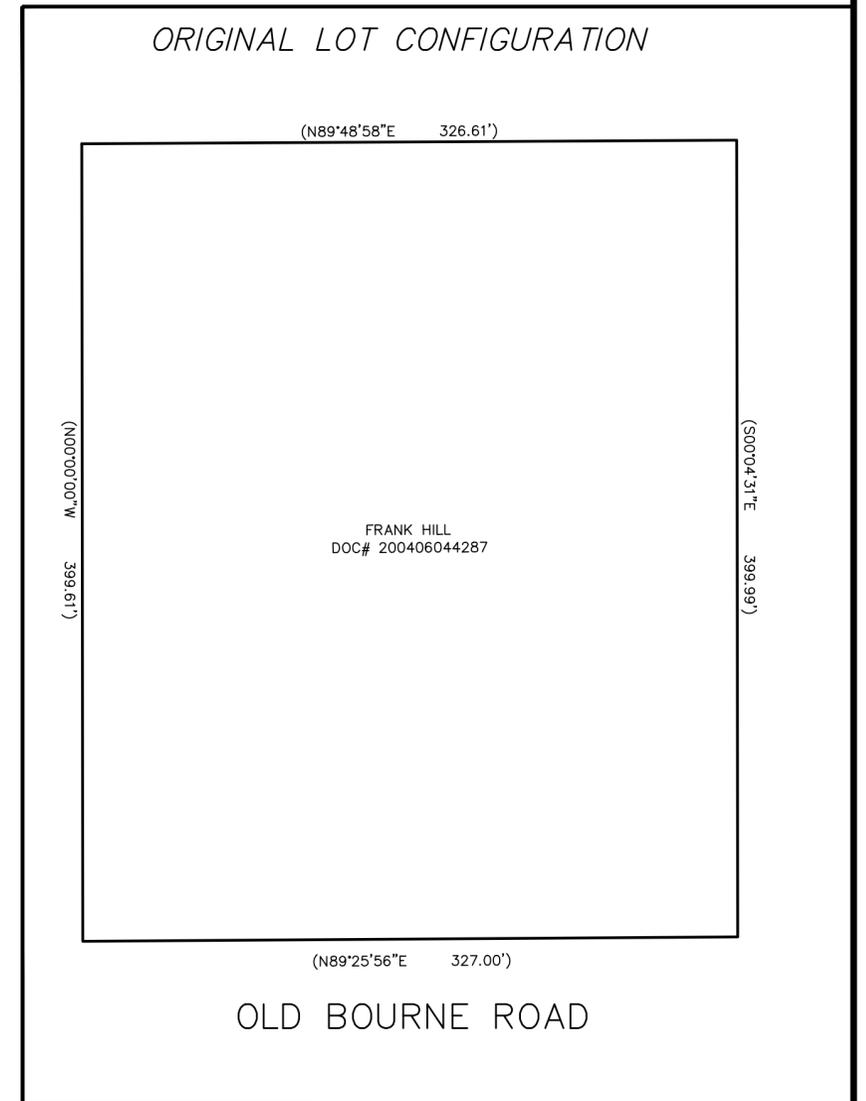
The purpose of this plat is to subdivide the shown 2.998 acre tract into 2 lots and to be known as Lots 1 and 2 by this plat.

- LEGEND  
 ● = IRON ROD FOUND  
 ( ) = RECORD PER PLAT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT

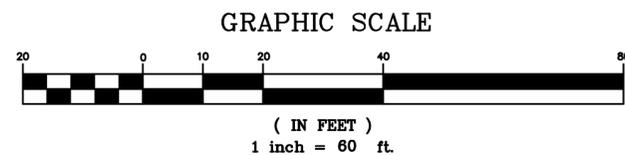
LINE	LENGTH	BEARING
L1	40.88	N87°10'38"E
L2	78.03	N76°45'07"E
L3	15.70	N83°50'09"E
L4	31.14	S73°13'47"E
L5	15.84	S76°30'03"E
L6	16.25	S50°48'28"E
L7	16.58	S56°47'09"E
L8	16.57	S45°02'37"E
L9	17.06	S41°07'57"E
L10	13.56	N88°56'43"E



FUTUREX TECHNOLOGIES LTD  
 DOC# 200406040958



OLD BOERNE ROAD



**CELCO SURVEYING**  
 REG. #: 10193975  
 GEORGE E. LUCAS, R.P.L.S. 4160  
 2205 STONECREST PATH NEW BRAUNFELS, TEXAS  
 TEL: 830-214-5109 FAX: 866-571-8323

UTILITY PROVIDERS  
 WATER: LOT ONE- PRIVATE WATER WELL  
 LOT TWO- CANYON LAKE WATER SERVICE  
 ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE  
 GAS: PRIVATE  
 TELECOMMUNICATIONS: GVTC

# VICTORIAN OAKS

The purpose of this plat is to subdivide the shown 2.998 acre tract into 2 lots and to be known as Lots 1 and 2 by this plat.

## GENERAL NOTES:

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER BY A WELL LOCATED ON LOT WITH A 10' MAINTENANCE EASEMENT FOR THE OWNERS OF LOT 2.
2. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
3. PERMANENT AND STABLE MONUMENTATION WAS FOUND FOR ALL CORNERS OF THIS PLAT.
4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN THE CITY OF BULVERDE ETJ JURISDICTION.
6. THE PROPERTY IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
7. SIDEWALKS WILL NOT BE CONSTRUCTED FOR THIS PROJECT.
8. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF BULVERDE (AND THE COUNTY) SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
9. MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM 48091C0220F, DATED SEPTEMBER 2, 2009.
11. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE BULVERDE CODE OF ORDINANCES.
12. CONTAINS: 2.998 ACRES OF LAND WITHIN PLAT LIMITS.
13. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT.
14. THIS SUBDIVISION IS SUBJECT TO THE CITY OF BULVERDE ETJ PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER(S) SHALL SUBMIT THE THEN CURRENT DEDICATION AND DEVELOPMENT FEE TO THE CITY OF BULVERDE WITH THE BUILDING PERMIT(S) FOR EACH NEW RESIDENTIAL DWELLING UNIT.
15. ANY INSTALLATION OF SEPTIC SYSTEMS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY.
16. ANY ACTIVITY OCCURRING WITHIN THE REGULATORY FLOODPLAIN OF THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY FLOODPLAIN MANAGER.

STATE OF TEXAS  
COUNTY OF COMAL

I, FRANK HILL, AM THE OWNER OF A 2.998 ACRE TRACT OF LAND LOCATED IN THE W. HAAS SURVEY ABSTRACT NO. 280, COMAL COUNTY, TEXAS, AS PER THE DEED RECORDED IN DOCUMENT NO. 200406044287, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND HEREBY SUBDIVIDE SAID TRACT TO BE KNOWN AS "THE OAKS OF BULVERDE" AND DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FRANK HILL  
980 OLD BOURNE ROAD  
BULVERDE, TEXAS 78163

STATE OF TEXAS  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, GEORGE E. LUCAS, 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.

GEORGE E. LUCAS  
R.P.L.S. 4160  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
830-214-5109

DATE



APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING DIRECTOR OF THE CITY OF NEW BRAUNFELS, TEXAS.

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M. IN THE MAP AND PLAT RECORDS OF COMAL COUNTY IN BOOK/VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICE SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY DATE

CELCO SURVEYING  
REG. #: 10193975  
GEORGE E. LUCAS, R.P.L.S. 4160  
2205 STONECREST PATH NEW BRAUNFELS, TEXAS  
TEL: 830-214-5109 FAX: 866-571-8323

## **REVIEW MEMORANDUM**

**TO:** Robert Castro  
Celco Surveying  
2205 Stonecrest Path  
New Braunfels, Texas 78130

**FROM:** Chelsy Houy, PE, CFM  
[chouy@half.com](mailto:chouy@half.com)

**SUBJECT:** Victorian Oaks Final Plat  
980 Old Boerne Road  
PC-22-22

**DATE:** May 26, 2022

---

Half Associates and City Staff has performed a review on the **Victorian Oaks** Final Plat, received 05/11/2022. 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 before resubmittal.

### **Plat specifications, Ordinance Section 1.05(b)**

1. Verify General Note #1. Utility plan shows proposed public water services. Will well be utilized or public water services installed/bonded prior to final plat recordation? Utility Providers list on Sheet 1 of the plat also indicates use of a private well and public water. Please clarify.
2. Legal description below the plat title shall include reference to the original survey of which it is a part, the acreage of the plat, the acreage of the original tract and the deed references of the original tract [Sec. 1.05(b)(ii)(2)].
3. Date of plat preparation is missing [Sec. 1.05(b)(ii)(3)].
4. Written scale and scale bar do not match. Please clarify.
5. Depiction of the original tract is not necessary on the plat document, since the tract was not previously platted. This can be removed, and signature blocks moved to Page 1 to create a 1-page plat.
6. Boundary of the subdivision shall be indicated by a heavier line type than other lines on the plat [Sec. 1.05(b)(ii)(4)].
7. Owner's certification states an incorrect subdivision name. It should follow the wording in Section 1.05(b)(ii)(9).
8. Spelling of "Boerne" should be corrected in the Owner's address.
9. Setback lines should be shown and clearly labeled in accordance with Section 2.03(c)(iii).
10. Block number should be indicated for each lot [Sec. 1.05(b)(ii)(12)].
11. Show bearing and distance dimension from a corner of the subdivision to a corner of the original tractor or original survey [Sec. 1.05(b)(ii)(14)].
12. A minimum of two corners of the subdivision shall be referenced to State Plane Grid Coordinates [Sec. 1.05(b)(ii)(15)].
13. Contour lines missing from plat [Sec. 1.05(b)(ii)(17)]. Include note referencing vertical datum of elevation information [Sec. 1.05(b)(ii)(18)].



- 14. Show width of Old Boerne Road adjacent to the subdivision, as well as any other lots, easements, or other important features adjacent to the subdivision. Use greyscale dashed lines to indicate features not within the boundary of the subdivision [Sec. 1.05(b)(ii)(20)].
- 15. The City’s Master Thoroughfare Plan indicates Old Boerne Road as a collector requiring 72-ft of right-of-way. If existing right-of-way is not sufficient, the subdivision must make a dedication to attain 36-ft of right-of-way on the north side of the centerline.
- 16. Ownership information, including owner name, acreage and deed information, shall be shown for all property adjoining the proposed subdivision [Sec. 1.05(b)(ii)(21)].
- 17. Indicate the title as “Subdivision Plat of Victorian Oaks” [Sec. 1.05(b)(ii)(23)].
- 18. Provide a slope map and any applicable easements as required by Section 1.05(b)(ii)(24) and Section 4.04.
- 19. Remove the planning director signature block shown and add Planning & Zoning and Planning Director blocks as stated below with the title of the plat document “Victorian Oaks” filled in and underlined.

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

CHAIRPERSON

THIS PLAT 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 PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

PLANNING DIRECTOR

**Plat Supporting Documents, Ordinance Section 1.04**

- 20. Utility easements missing on utility plan or plat. Verify plat submittal/approval to utility companies [Sec. 1.04(d)(ii)(d) & Sec. 1.04(d)(ii)(j)].
- 21. Cost projections required if new public water services are to be constructed [Sec. 1.04(d)(ii)(f)].
- 22. If new water services are to be installed in the right-of-way, provide approved PIPROW permit from Comal County [Sec. 1.04(d)(ii)(r)].



PLANNING AND ZONING COMMISSION ITEM:

VR-22-10

**VARIANCE**

CPS Energy

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**MEETING DATE:** June 9, 2022

**DEPARTMENT:** Public Works

**PRESENTED BY:** Adrian Garcia, P.E., City Engineer

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**REQUEST:**

Consider a request by CPS Energy for a variance to Chapter 3, Section 3.10.031(4.A), related to a utility street cut on a road surface that has been overlaid within the past seven (7) years.

**OWNER:**

CPS Energy  
500 McCullough,  
San Antonio, TX

**APPLICANT:**

Rodrigo Cifuentes  
500 McCullough,  
San Antonio, TX 78215

**PROPERTY INFORMATION:**

Generally located on a stretch of approximately 1,500' within the right of way of Bulverde Road through the downtown area.

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**PREVIOUS ACTION:**

N/A

**SUMMARY:**

The applicant, CPS Energy, intends to construct and install underground electrical infrastructure through the downtown Bulverde area.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 3 (Building Regulation Ordinance) and Chapter 13 (Utilities Ordinance).

As shown in the attached site plan exhibit, the proposed electrical infrastructure moves through downtown Bulverde and the applicant has decided to move forward with the following variance request:

**Street Cuts.** Section 3.10.031(4.A) of the code of ordinance states: “Road surfaces constructed or overlaid within the past seven (7) years shall not be cut unless special approval is granted by the director.” The applicant is requesting a variance to cut a 550’ section of the Bulverde Road shoulder which was paved in October 2019 and a 28’ section of Cougar Bend which was paved in June 2021.

The applicant has submitted their variance request and a copy of the right of way permit application to the City Public Works department. 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 3.10.031(4.A) of the Bulverde Code of Ordinances, *Road surfaces constructed or overlaid within the past seven (7) years shall not be cut unless special approval is granted by the director.* **These roads have received an asphalt overlay within the past three years, therefore the Director determined that the proper channel for granting this request is utilizing the variance procedure.**

**AUTHORITY OF THE PLANNING & ZONING COMMISSION:**

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

a) General.

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

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

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

- 2) *That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
- 3) *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
- 4) *That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

**ATTACHMENTS:**

- A. Variance Application
- B. Right of Way Permit Application
- C. Site Plan Exhibit
- D. Images from the Site



# Application for Variance

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: JUNE 2, 2022

Case No. \_\_\_\_\_

### Applicant Information:

RODRIGO CIFUENTES	210-288-1547	
Name	Phone	Fax
500 McCullough, San Antonio, Texas 78215		RHCifuentes@CPSEnergy.com
Address		Email

### Property Owner Information:

_____	_____	_____
Name	Phone	Fax
_____	_____	_____
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: Street right of way at the intersection of Bulverde Road and Cougar Bend  
Legal Description: Street right of way at the intersection of Bulverde Road and Cougar Bend

Zoning District Classification: \_\_\_\_\_

### Description of Request:

- Variance to Section 3.10.031 (4.A) of the City of Bulverde Code of Ordinances, which requires: CPS Energy to street cut a road surface that has been overlaid within past (7) years.
- 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.

*Rodrigo Cifuentes* \_\_\_\_\_ JUNE 2, 2022  
Signature of Owner/Applicant Date

### Fees:

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

## VARIANCE CRITERIA EXPLANATION FORM

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

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.  
A bore would require a (14'x45') bore pit in the drainage area. The concern is that the open pit is exposed in a drainage area possibly contaminating stormwater with runoff during inclement weather. This is a concern even if BMP's are in place. Therefore the stormwater will need to be rerouted to another part of Bulverde Rd.
- 

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.  
A lane closure on Bulverde Rd will be minimal during a street cut (Cougar Bend) compared to a bore. Open street cut typically is 8 days and can be steel plated during non-construction hours. A bore pit will require longer lane closure a minimum of 1 month for that section of project and requires larger construction equipment.
- 

- 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.  
A street cut will be easier, more effective in this case to contain stormwater runoff compared to a bore pit due to difference in soil disturbance and construction time.
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- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

NONE

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

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



APPLICATION FOR PERMIT TO INSTALL FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY

DATE OF APPLICATION: JUNE 2, 2022
PROJECT ADDRESS / LOCATION: Street right of way at the intersection of Bulverde Road and Cougar Bend
LAWFUL REPRESENTATIVE OF THE UTILITY OWNER: GABRIEL GARCIA
UTILITY COMPANY/OWNER NAME: CPS ENERGY PHONE: 210-353-2033
MAILING ADDRESS: 500 McCullough CITY: San Antonio STATE: Texas ZIP: 78215
APPLICANT'S 24-HOUR CONTACT: RODRIGO CIFUENTES TITLE: UG DISTRIBUTION ENGINEERING SUPERVISOR
PHONE #: 210-353-2790 MOBILE#: 210-288-1547 E-MAIL: RHCifuentes@CPSEnergy.com
GENERAL CONTRACTOR: ZACHRY CONSTRUCTION
GENERAL CONTRACTOR CONTACT: JOEY ZIGMOND TITLE: GENERAL SUPERINTENDENT
PHONE #: MOBILE#: 210-260-9958 E-MAIL: Joseph.Zigmond@Zachrycorp.com
PROPOSED START DATE: AUGUST 1, 2022 PROPOSED COMPLETION DATE: NOVEMBER 10, 2022
TOTAL VALUE OF ALL IMPROVEMENTS IN RIGHT-OF-WAY: 2.2 MILLION

NOTE: IF STREET CUT(S) PROPOSED, REGULATIONS ESTABLISHED IN ARTICLE 10 STREETS AND SIDEWALKS, DIVISION 2. STREET CUTS, SHALL ALSO APPLY.

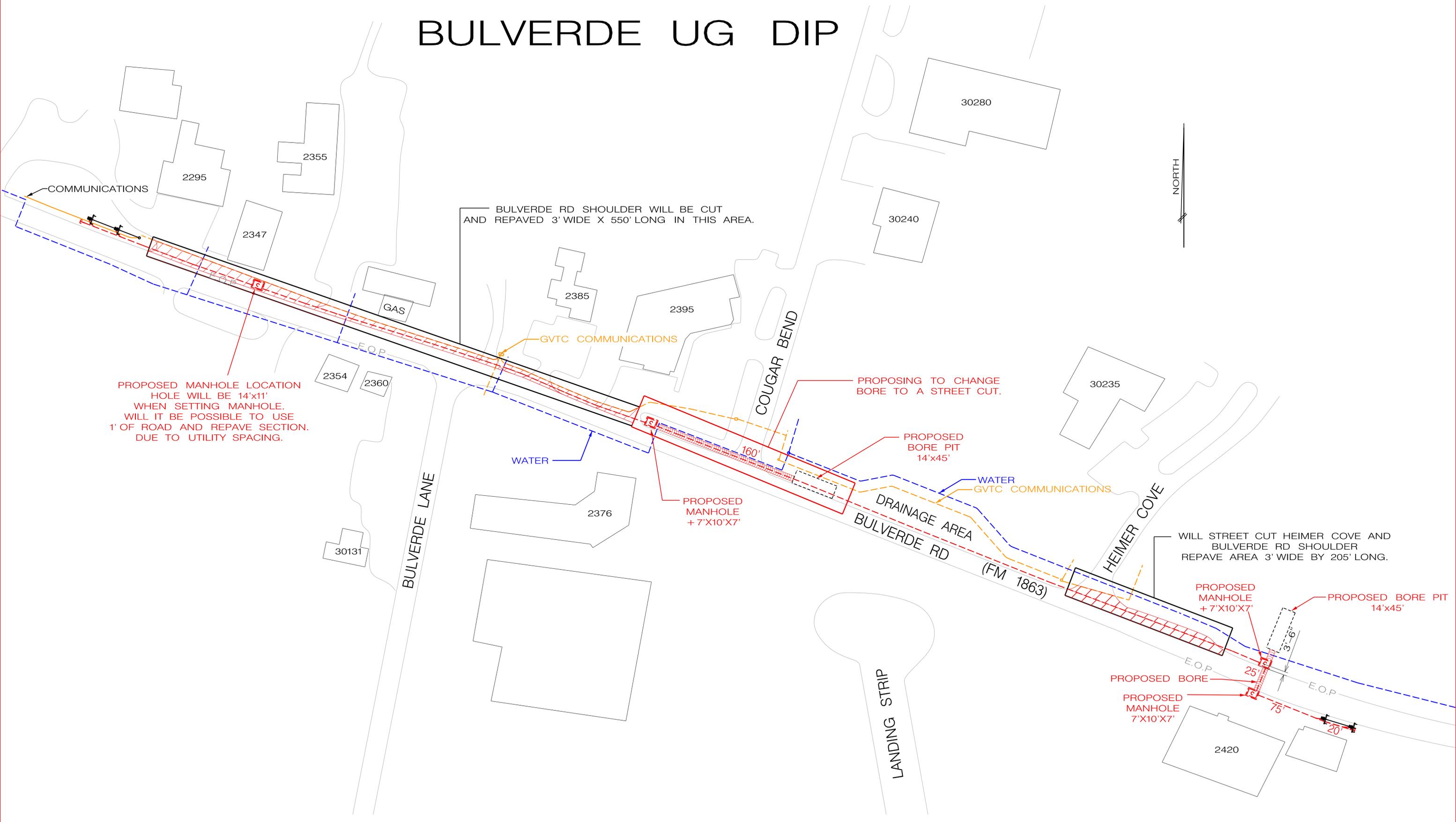
\*\*\*PROVIDE ONE (1) ELECTRONIC COPY OF CONSTRUCTION PLANS WITH APPLICATION\*\*\*

Permit Application Fee is \$400.00 - Paid at the Time the Application is submitted.

By this application for a construction permit to use the Public Rights-of-Way, I, as the lawful representative of (Applicant Name) RODRIGO CIFUENTES, a representative of the owner of the facilities to be installed in the public rights-of-way (the "Owner") with authority to bind the Owner, hereby acknowledge that I have read and understood the terms and conditions approved by the City of Bulverde under the Code of Ordinances, Chapter 13, Article 6, Public Rights-of-Way Management.

APPLICANT: RODRIGO CIFUENTES
SIGNATURE: [Handwritten Signature]
NAME: RODRIGO CIFUENTES
TITLE: UG DISTRIBUTION ENGINEERING SUPERVISOR
DATE: JUNE 2, 2022

# BULVERDE UG DIP



BULVERDE RD SHOULDER WILL BE CUT AND REPAVED 3' WIDE X 550' LONG IN THIS AREA.

PROPOSED MANHOLE LOCATION HOLE WILL BE 14'x11' WHEN SETTING MANHOLE. WILL IT BE POSSIBLE TO USE 1' OF ROAD AND REPAVE SECTION. DUE TO UTILITY SPACING.

PROPOSING TO CHANGE BORE TO A STREET CUT.

WILL STREET CUT HEIMER COVE AND BULVERDE RD SHOULDER REPAVE AREA 3' WIDE BY 205' LONG.

NORTH

COMMUNICATIONS

GAS

GVTc COMMUNICATIONS

WATER

WATER

GVTc COMMUNICATIONS

PROPOSED MANHOLE + 7'X10'X7'

PROPOSED BORE PIT 14'x45'

PROPOSED MANHOLE + 7'X10'X7'

PROPOSED BORE PIT 14'x45'

PROPOSED BORE

PROPOSED MANHOLE 7'X10'X7'

BULVERDE LANE

COUGAR BEND

HEIMER COVE

DRAINAGE AREA

BULVERDE RD (FM 1863)

LANDING STRIP

2295

2355

2347

2354

2360

30131

2376

2385

2395

30280

30240

30235

2420

25'

75'

20'

3'-6"

160'

E.O.P.

E.O.P.

E.O.P.

Images from the Site – Proposed Variance Request – CPS Energy – Street Cut



Images from the Site – Proposed Variance Request – CPS Energy – Street Cut



Images from the Site – Proposed Variance Request – CPS Energy – Street Cut



Images from the Site – Proposed Variance Request – CPS Energy – Street Cut

