



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – September 15, 2022

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) EXECUTIVE SESSION

Pursuant to Texas Government Code § 551.071, the Planning and Zoning Commission will meet in closed session to deliberate and consult with the City Attorney regarding Commission operations, including approval of plats, the Texas Open Meetings Act, the Texas Public Information Act, variances, and conflicts of interest.

3) ELECTION OF COMMISSION CHAIR AND VICE CHAIR

4) APPROVAL OF MINUTES

- a. August 11, 2022, Planning and Zoning Commission meeting.

5) REGULAR AGENDA ITEMS

- A. PC-22-27 (Final): Reconsideration of a Preliminary Plat for Mitchell Tract, located at 200 Mitchell Drive.
- B. PC-21-08 (Final): Reconsideration of a Final Plat for the Spring Branch Vet subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.
- C. PC-22-28 (Replat): Consideration of a Conveyance Plat for the JLS Struthoff subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.

6) 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

7) 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.

8) 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.

9) 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 readily accessible to the public at all times, by 5:00 pm on September 12, 2022.

Susana Huerta, Planning Director

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Recordings of most City meetings are available at www.bulverdetx.gov

City of Bulverde Planning & Zoning Commission Minutes
Regular Meeting: August 11th, 2022

Meeting Duration: 6:00PM-7:38PM

CALL TO ORDER

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

Commission Members Absent: Ted Hawkins

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

APPROVAL OF MINUTES

- A. July 14th, 2022 Planning and Zoning Commission Meeting. **Chairman Sisk made a motion to approve the meeting minutes. Commissioner Prescott seconded the motion and it passed with a 6-0 vote.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. PC-22-11 (Final): Reconsider the Final Plat for the Bulverde RV Park, generally located near Heimer Lange Road and US Highway 281. **Grant Fore, Planner I, presented the staff report. After consideration and discussion, Commissioner Alexandre made a motion to recommend approval of PC-22-11. The motion was seconded by Commissioner Burrier and passed with a 6-0 vote.**
- B. PC-22-18 (Replat): Reconsider a Replat for Lots 2, 3 and 900 at HEB Bulverde, generally located near the intersection of Bulverde Crossing and State Highway 46. **Susana Huerta, Planning Director, presented the staff report. Shauna Weaver with Pape-Dawson engineers was present and answered questions asked by the commission. Alex Meade with Texas Regional Bank was also present and answered questions asked by the commission. After consideration and discussion, Commissioner Prescott made a motion to recommend approval of PC-22-18. The motion was seconded by Commissioner Porter and passed by a vote of 4-2, with Commissioners Alexandre and Molina voting in opposition.**
- C. PC-22-23 (Replat): Reconsideration of a Replat for Lot 196 & 197, Oak Village N Unit 2, located at 31227 Sunlight Drive. **Grant Fore, Planner I, presented the staff report. After consideration and discussion, Chairman Sisk made a motion to recommend approval of PC-22-23. The motion was seconded by Commissioner Porter and passed with a 6-0 vote.**
- D. PC-22-26 (Final): Consideration of a Final Plat for the Preserve at Singing Hills Unit 5, generally located near the intersection of Singing Creek and Chorus Canyon. **Grant Fore, Planner I, presented the staff report. Paul Landa with MTR Engineers was present and answered questions asked by the commission. After consideration and discussion, Commissioner Molina made a motion to recommend approval of PC-22-26. The motion was seconded by Commissioner Prescott and passed with a 6-0 vote.**
- E. PC-22-27 (Preliminary): Consideration of a Preliminary Plat for the Mitchell Tract, located at 200 Mitchell Drive. **Grant Fore, Planner I, presented the staff report. Phil Zaccaria, owner/developer of the property, was present and answered question asked by the commission. After consideration and discussion, due to unresolved review comments, Chairman Sisk made a motion to recommend denial of PC-22-27. The motion was seconded by Commissioner Molina, and passed with a 6-0 vote.**

- F. SUP-22-05 (Bed and Breakfast): Hold a public hearing and consider a request by Robert Valdez for approval of a Special Use Permit for a Bed and Breakfast at 810 Persimmon Hill. **Susana Huerta, Planning Director, presented the staff report. Robert Valdez, property owner, was present and answered questions asked by the commission. After consideration and discussion, Commissioner Prescott made a motion to recommend approval of SUP-22-05. The motion was seconded by Commissioner Prescott, and failed by a vote of 4-2, with Commissioners Prescott and Porter voting in favor of the motion, and Commissioners Molina, Alexandre, Burrier and Chairman Sisk voting against the motion.**

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 7:38 p.m. I certify that the above minutes were approved by the Commission on September 15th, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-22-27
PRELIMINARY PLAT
MITCHELL TRACT

MEETING DATE: September 15, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:
Reconsideration of a Preliminary Plat for Mitchell Tract, located at 200 Mitchell Drive.

OWNER/APPLICANT:
Phil Zaccaria
21260 Gathering Oak #106
San Antonio, TX 78260

PROPERTY INFORMATION:
Owner: Phil Zaccaria
Legal Description: BEING A 193.66 ACRE TRACT LOCATED IN THE H. & O.B.R.R. CO. SURVEY. NO 847, ABSTRACT NO. 726, COMAL COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 352.977 ACRE TRACT 1 RECORDED IN VOLUME 494, PAGE 184, AND DESCRIBED IN VOLUME 152, PAGE 170, DEED RECORDS, COMAL COUNTY TEXAS
Size: 193. 22 ACRES; 27 LOTS
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:
This is a proposed preliminary plat for the Mitchell Tract, located outside city limits in the ETJ.

The proposed preliminary plat would establish 27 single-family residential lots. Since this proposed subdivision consists of more than 30 acres, a preliminary plat is required. Since this subdivision is not part of a phased development, it does not require a Master Development Plan (MDP).

ANALYSIS:
The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies within the 100-year floodplain. Groundwater wells would provide water to lots in the subdivision while on-site septic facilities would serve each lot. The proposed development is low-density residential and will be a private community with no public roadways.

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, reduce slopes, etc. by slightly altering the roadway alignment. 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.

STAFF RECOMMENDATION:

Halff Associates and City staff have reviewed the proposed preliminary plat and associated documents. All review comments have been addressed.

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

ATTACHMENTS:

1. Application
2. Preliminary Plat
3. Halff Review Memo

REVIEW MEMORANDUM

TO: Ryan Shaw, P.E.
HMT Engineering & Surveying
290 Castell Avenue, Suite 100
New Braunfels, TX 78130

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

SUBJECT: Mitchell Tract Preliminary Plat Review
PC-22-27
Preliminary Plat Acceptance Letter

DATE: September 8, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review on the Mitchell Tract Preliminary Plat, a 193.66-acre tract of land, received August 10, 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 Document Review [Sec. 1.05(b)]:

1. Scale of the plat cannot exceed 1 inch = 100 ft [Sec. 1.05(b)(ii)(3)]. – *Comment addressed. However sheet index needs to be included to help with clarity and show a smaller scale overall layout. 9/6 Comment resolved*
2. Include the name of the entity that owns the subject tract of land (for which Phil Zaccaria is signing). *9/6 Comment resolved*
3. Include Lienholder name and address if applicable [Sec. 1.05(b)(ii)(6)]. *9/6 Comment resolved*
4. Add Engineer's certification to plat [Sec. 1.05(b)(ii)(8)]. *8/23 Engineer's certification should read:*

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

9/5 Comment resolved
5. Indicate the dimension of the road right-of-way and clarify if it will be dedicated to the public or be a private street (some notes on plat refer to private streets). *8/23 Comment not addressed. Note 17 states that a private street will be constructed, but a lot/acreage is not shown. 9/6 Comment resolved*
6. Include the acreage of right-of way dedication and total length of all roads in linear feet [Sec. 1.05(b)(ii)(10)]. *9/6 Comment resolved*
7. Show setback lines on the plat in accordance with Sec. 2.03(c)(iii). *8/23 BSL should be dashed for clarity of property lines. Line used is nearly as dark and solid as the outside plat boundary line. 9/6 Comment resolved*
8. Block numbers required for each proposed lot [Sec. 1.05(b)(ii)(12)]. *9/6 Comment resolved*

9. Show street names for all streets and roads [Sec. 1.05(b)(ii)(13)]. *9/6 Comment resolved Approval of street name required prior to final plat.*
10. Provide bearing and distance from a corner of the plat to a corner of the original tract or survey [Sec. 1.05(b)(ii)(14)]. *9/6 Comment resolved*
11. A minimum of two corners of the subdivision shall be referenced to State Plane Coordinates [Sec. 1.05(b)(ii)(15)]. *Comment resolved.*
12. Show ETJ line where it crosses the subdivision [Sec. 1.05(b)(ii)(16)]. *Comment resolved.*
13. Show contour elevations per Sec. 1.05(b)(ii)(17) and add a reference indicated the datum for the vertical control used. *Comment resolved.*
14. Correct the 60-ft dimension for the existing Mitchell Drive section.
15. Add label and dimension for Eagles View Drive. *Comment resolved.*
16. Use grey dashed lines for lots and features outside of the plat boundary [Sec. 1.05(b)(ii)(20)]. *Comment resolved.*
17. Indicate locations of utility and drainage easements on plat [Sec. 1.05(b)(ii)(20)]. *9/6 Comment resolved*
18. Label the plat with the words “Subdivision Plat” [Sec. 1.05(b)(ii)(23)]. *Comment resolved.*
19. Add slope easements as required according to the updated slope map (see comment 41 below). *8/23 Revised slope map not included in resubmittal. New easements added to plat, but no callouts indicating what they are for. 9/6 Comment resolved*
20. Show required riparian buffers as dedicated open space (see comment 35 below). *8/23 Riparian buffer plan not included in resubmittal. New easements added to plat, but no callouts indicating what they are for. 9/6 Comment resolved*
21. Update plat note #13 to refer to the County engineer, instead of the City engineer. *Comment resolved.*
22. Update plat note #23 to reflect the appropriate impervious cover limitations used in the design for improvements within this subdivision.
8/23 – Now shown as note 25 – Wording of this note should be clarified. It currently indicates 1.01 acre lots, but should indicate an amount of impervious cover per acre (assuming that is what is meant). 9/6 Revised drainage report states that the analysis assumes 12% impervious cover for each lot, which would be 5,227 SF per acre, not 8,317 as stated in the note. 9/8 Comment resolved
23. Add note on Sheet 1 that notes on plat apply to all pages of the plat document. *Comment resolved.*
24. Remove County Judge Signature Block and replace it with the Bulverde Planning & Zoning and Directors signature blocks as shown below with the plat name included and underlined:
Comment 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

- 25. Note 18 should state “neither the City of Bulverde or Comal County...” *9/6 Comment resolved*
- 26. Engineer & surveyor’s address required to be shown on the plat. *9/6 Comment resolved*
- 27. Update the date prepared for revised plat date. *9/6 Comment resolved*
- 28. Update Note 2 to reflect reduced lot count. *9/6 Comment resolved*
- 29. Make sure all corners are marked with iron rods as “found” or “set”. *9/6 Comment resolved*
- 30. For clarity – please add the following:
 - a. Add “Estates at Mitchell Ranch Subdivision Plat” to each sheet of the plat. *9/8 Comment resolved*
 - b. Add HMT Firm name & number (block) to each sheet of the plat *9/8 Comment resolved*
 - c. Label Lot 903 on Sheet 5 and 6 of plat. *9/8 Comment resolved*
 - d. Label slope easement where it crosses Lot 903 on sheet 4 of the plat. *9/8 Comment resolved*

Design Comments:

- 31. Minimum lot frontage is 209-ft [Sec. 2.03(c)(iv)(1)]. *Comment resolved.*
- 32. Indicate and dedicate the required parkland for this subdivision [Sec. 2.03(e)]. *9/6 Comment resolved*
- 33. Minimum centerline radius for a rural local street is 200-ft. Curve at the far north end of the subdivision (centerline between C19 & C20) appears to only be 132-ft [Sec. 2.04(e)(i)]. *9/6 Comment resolved*

34. Roadway centerline should avoid “S” curves where possible by providing tangent pieces meeting code requirements. Reference Sec. 2.04(e)(iv) and adjust centerline alignment. *9/6 Comment resolved*
35. Intersection right-of-way radii shall meet requirements of Sec. 2.04(e)(vii). *9/6 Comment resolved*
36. Right-of-way should be dedicated at the end of Eagles View Drive to maintain the ability for public access to the adjacent Armstrong Living Trust tract on the north end of the subdivision. *8/23 ROW shown, but acreage of ROW dedication is not indicated in callout. Please revise. 9/6 Comment resolved*
37. Plat boundary differs from Comal County Appraisal District website information at the connection point to Mitchell Drive. Please ensure accurate boundary information is presented on the plat and full access to Mitchell Drive is available for roadway extension. *8/23 Property line appears more clear, however the stated overall plat acreage did not change. Please provide deed(s) to confirm what is shown. 9/6 Comment resolved*

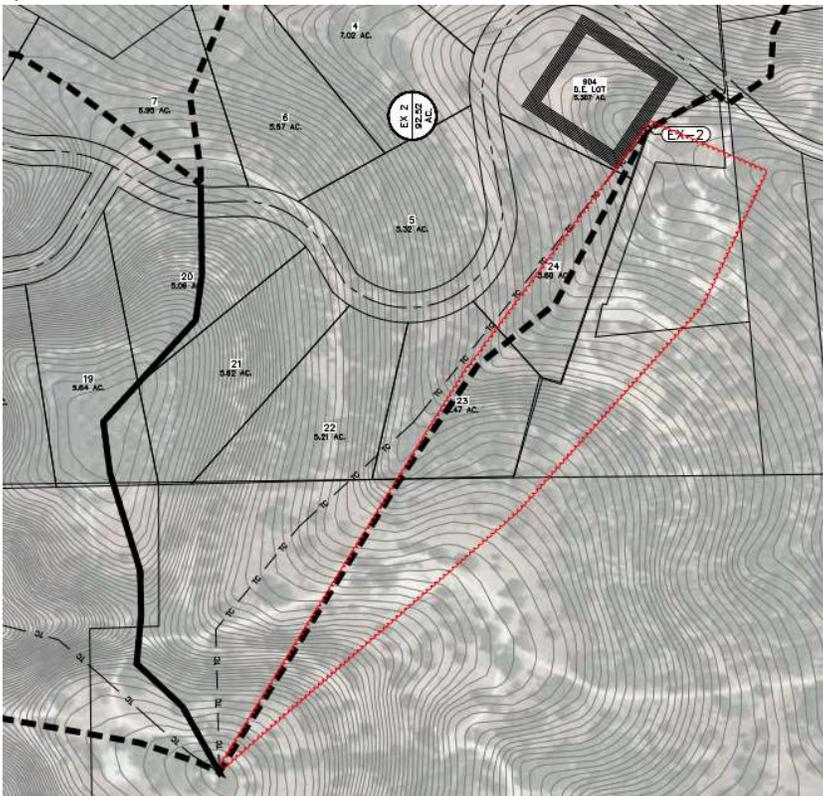


38. Per the Environmental assessment, two water wells are present on-site and should be identified on the plat/utility plan. *9/6 Comment resolved*

Drainage Analysis:

39. 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. *9/6 Comment resolved*
40. Show location of anticipated drainage easements and storm channels / storm drains required to convey water to the proposed detention ponds. Provide hydraulic analysis so that drainage easement sizes can be confirmed to meet Sec. 2.03(d)(iv). *9/6 Adequate preliminary information is included. Detailed analysis shall be submitted with construction plans.*
41. Explain how times of concentration values are increasing in the proposed project scenario/calculations. It appears some routing through new channels will be proposed. See note #10 above regarding calculations required.
42. Manning's n-value used for time of concentration, channel flow, seems low (0.026 used). Value should follow guidelines in table 5.4 for open channel flow.

43. Outside drainage study boundary changes from Existing to Proposed conditions. The total area being studied should remain the same, though internal divisions can be modified with points calculating totals. *9/6 Location of pond 1 & pond 2 are not indicated in the report, but adequate preliminary information is included for preliminary plat drainage study. Detailed analysis shall be submitted with construction plans and include a breakdown of pond bypass areas and net flow off-site. Note that detention pond area cannot contribute to the required 5 acres of parkland and revise lot boundaries if necessary to maintain 5 acres of usable parkland area [2.03(e)(v)(4)]. Additionally, the drainage design manual requires that the 5-year storm event must also be evaluated and detained for.*
44. Drainage boundary for EX-2 seems to follow the low point and there is off-site area coming onto the site in this location. Consider dividing Area Ex-2 for the analysis or clarify in another way. *9/6 comment resolved.*



Slope Map

45. Revise slope map to indicate slopes using 10-ft contours, as described in Section 4.04(c). *9/6 Comment resolved*
46. Summarize the number of acres and the number of acres disturbed by the current road layout within each slope category to verify requirements of Section 4.04(e). *9/6 Comment resolved*
47. Slope areas greater than 25% shall be dedicated as Slope Easement, per Section 4.04(g). *9/6 Comment resolved*

Traffic Impact Analysis – The provided information is adequate. No comments at this time.

Water & Sewer Study – The provided information is adequate. No comments at this time.

Public Utility Certification:

48. Per section 1.04(c), please provide proof of contacting Gas Utility, Emergency Services, Comal County and Edwards Aquifer Authority, or a statement on why they do not apply. *9/6 Comment resolved*

Environmental Assessment:

49. The provided environmental assessment does not provide information regarding potential environmentally sensitive features and endangered species habitat, as required by Section 4.01(b). Please provide this additional information. *9/6 Submitted response from environmental specialist is acceptable.*
50. The national wetlands mapper shows wetlands on-site and around the existing ponds. If verified by a certified specialist, these need to be protected by buffers or documentation will need to be provided from the USACE permitting the disturbance/removal of wetland areas. *9/6 Submitted response from environmental specialist is acceptable.*





APPLICATION FOR PRELIMINARY PLAT

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

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

1. Name of Subdivision: Mitchell Tract Unit No _____
Location Description/Nearest Intersection: 200 Mitchell Dr Bulverde, TX 78070

2. Owner/Applicant: Phil Zaccaria
Address: 21260 Gathering Oak #106 San Antonio Email: pnppetrroleum@yahoo.com
Telephone: 210-494-9189 Fax: TX 78260 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Ryan Shaw
Address: 290 S. Castell Ave New Braunfels, TX 78130 Email: plats@hmtfb.com
Telephone: 830-625-8555 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Wells</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 type="checkbox"/> No
No. of Lots:	<u>27</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>193.22</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Low</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>ET3</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 Date

Fees on Page 2

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

NOTES:

- NOTES ON PLAT APPLY TO ALL PAGES OF THE PLAT DOCUMENT.
- ACREAGE OF SUBDIVISION = 193.22 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 7.30 AC/LOT.
- NO LOTS ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0215F DATED SEPTEMBER 2, 2009.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WELLS.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
- UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH HMT CAP.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS, VERTICAL DATUM IS BASED ON NAVD83.
- THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
- UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
- GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 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.
- ALL 7570 LF OF LOT 1001 (17.65 ACRES) WITHIN THE BOUNDARY OF THE PROPERTY SHALL BE PRIVATE STREET.
- NEITHER THE CITY OF BULVERDE OR COMAL COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
- SPECIAL LOT DEDICATION/DESIGNATION:
 - LOTS 901, 902, 903, 904, 905 & 906 ARE DESIGNATED AS OPEN SPACE/DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
- A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
- A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
- LOT OWNERS MUST ENSURE THAT ALL DRIVEWAYS ARE CONSTRUCTED TO DRAIN TOWARDS THE ROADWAY WITHIN THE STREET RIGHT OF WAY. ALL DRIVEWAYS MUST HAVE A MINIMUM ELEVATION INCREASE OF 10.25 INCHES FROM THE HIGHEST GUTTER ELEVATION ABUTTING TO THE DRIVEWAY TO ENSURE THAT STORMWATER IS CONTAINED WITHIN THE RIGHT OF WAY. FAILURE TO DO SO COULD RESULT IN UNDESIRED STORMWATER DISCHARGE WITHIN THE LOT.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2' PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORM WATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.
- DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
- ESTATES AT MITCHELL RANCH DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 8713 SF PER 1 ACRE. ALL LOTS THAT CONSTRUCT MORE THAN 8713 SF PER 1 ACRE 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 8713 SF FOR EACH ACRE OF THE LOT COMBINED.

PEDERNALES ELECTRIC NOTES:

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

STATE OF TEXAS
COUNTY OF COMAL

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
PRINT NOTARY'S NAME:

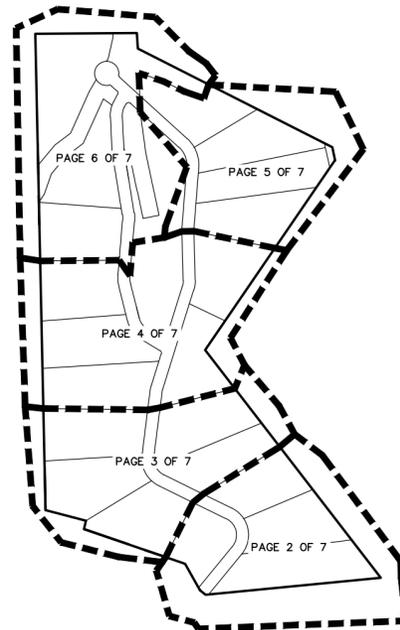
PLAT PREPARED **AUGUST 31, 2022**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

RYAN P. SHAW
REGISTERED PROFESSIONAL ENGINEER
NO. 144658
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130

ESTATES AT MITCHELL RANCH SUBDIVISION PLAT

BEING A 193.22 ACRE TRACT LOCATED IN THE H. & O.B.R.R. CO. SURVEY NO. 847, ABSTRACT NO. 726, COMAL COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 352.977 ACRE TRACT 1 RECORDED IN VOLUME 494, PAGE 184, AND DESCRIBED IN VOLUME 152, PAGE 170, DEED RECORDS, COMAL COUNTY, TEXAS.



KEY MAP
N.T.S.

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS: THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES 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.

SCHERTZ BANK & TRUST
BY:
519 MAIN ST.
SCHERTZ, TX 78154

STATE OF TEXAS
COUNTY OF COMAL

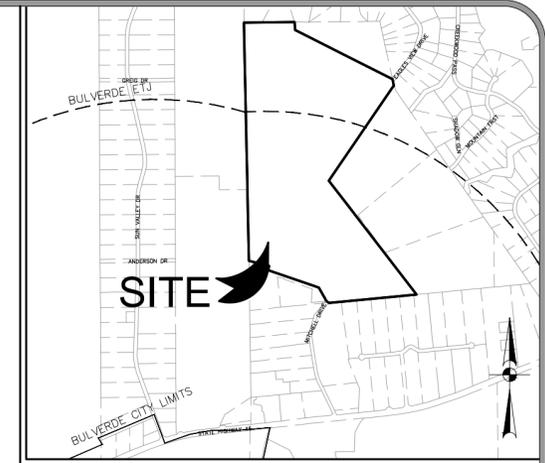
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN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

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

NOTARY PUBLIC, STATE OF TEXAS

(PRINTED NAME)

- LEGEND:
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SLOPE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



LOCATION MAP
SCALE 1"=2000'

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS: THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES 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.

PHIL ZACCARIA
21260 GATHERING OAK #108
SAN ANTONIO, TX 78260
200 MITCHELL RANCH LLC

STATE OF TEXAS
COUNTY OF COMAL

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

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

NOTARY PUBLIC, STATE OF TEXAS

(PRINTED NAME)

THIS PLAT OF **ESTATES AT MITCHELL RANCH** 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 THE ____ DAY OF _____, 20____.

BY: _____
CHAIRPERSON

THIS PLAT OF **ESTATES AT MITCHELL RANCH** SUBDIVISION 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____.

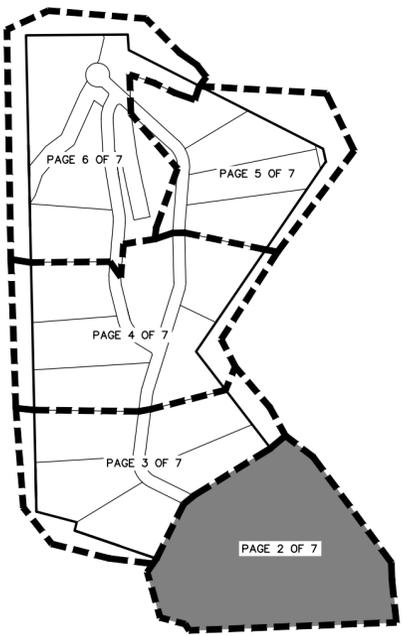
BY: _____
PLANNING DIRECTOR

STATE OF TEXAS
COUNTY OF COMAL

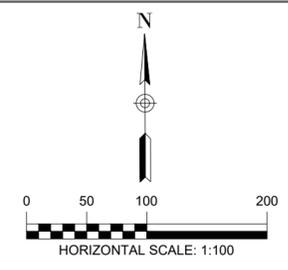
I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE ____ DAY OF _____, A.D. 20____, AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. 20____, AT ____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL, THIS ____ DAY OF _____, 20____.

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY

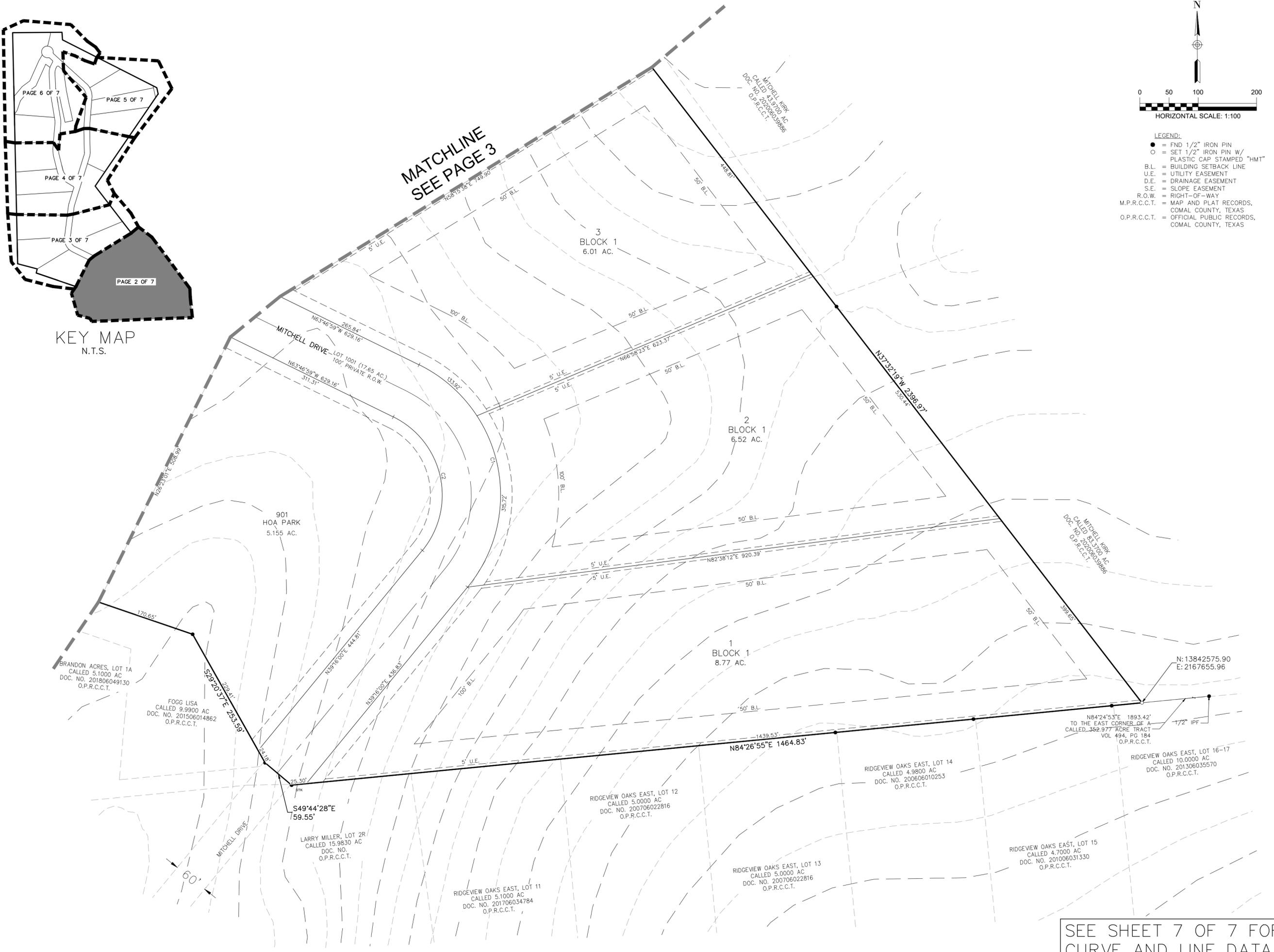


KEY MAP
N.T.S.



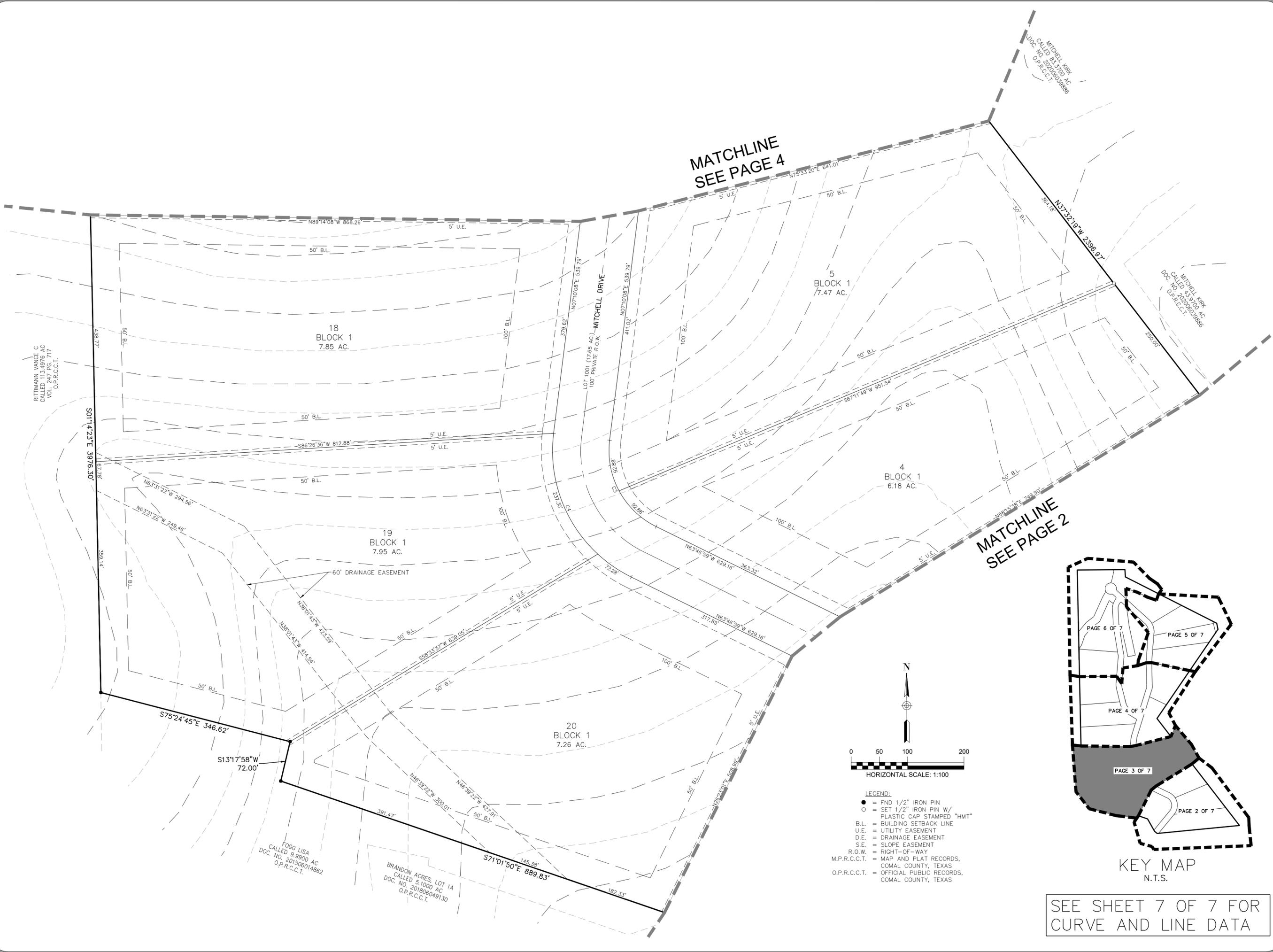
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 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
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 - S.E. = SLOPE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS

MATCHLINE
SEE PAGE 3



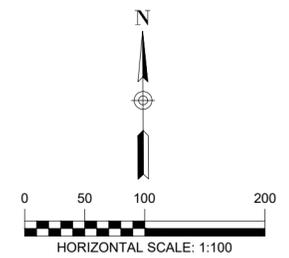
SEE SHEET 7 OF 7 FOR
CURVE AND LINE DATA

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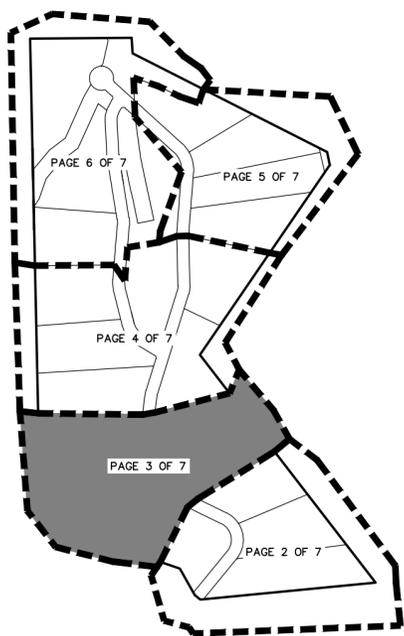


MATCHLINE
SEE PAGE 4

MATCHLINE
SEE PAGE 2



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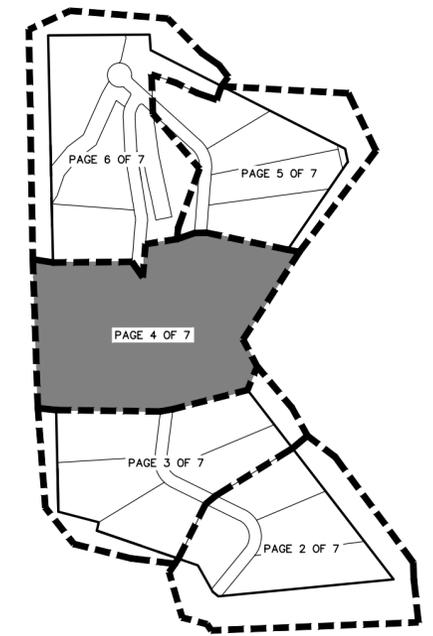
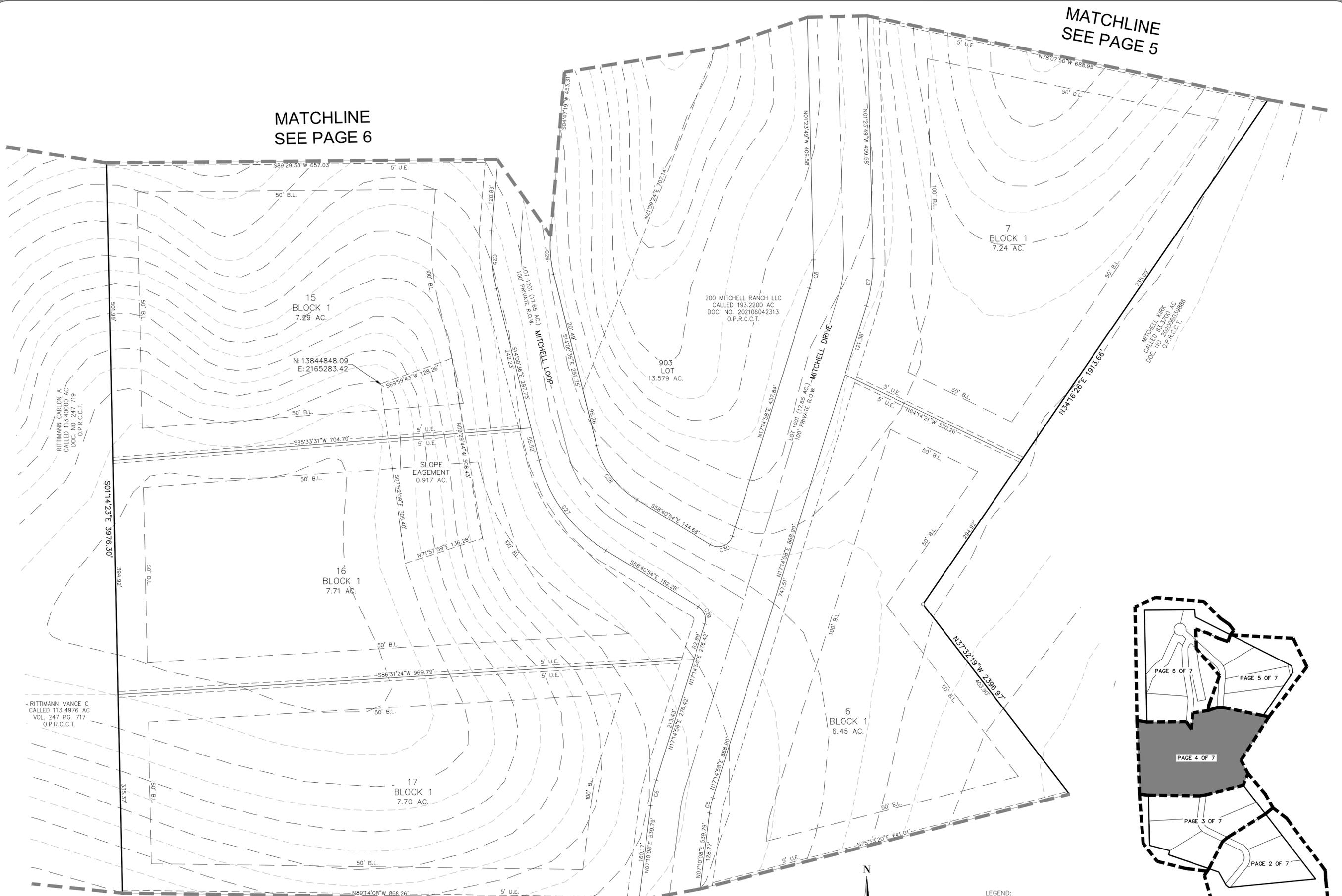


SEE SHEET 7 OF 7 FOR
CURVE AND LINE DATA

MATCHLINE
SEE PAGE 5

MATCHLINE
SEE PAGE 6

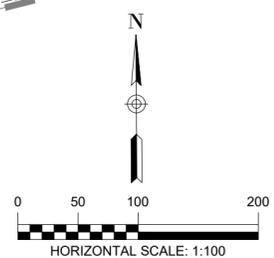
MATCHLINE
SEE PAGE 3



KEY MAP
N.T.S.

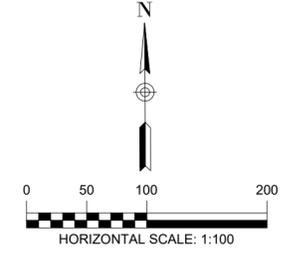
SEE SHEET 7 OF 7 FOR
CURVE AND LINE DATA

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COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS

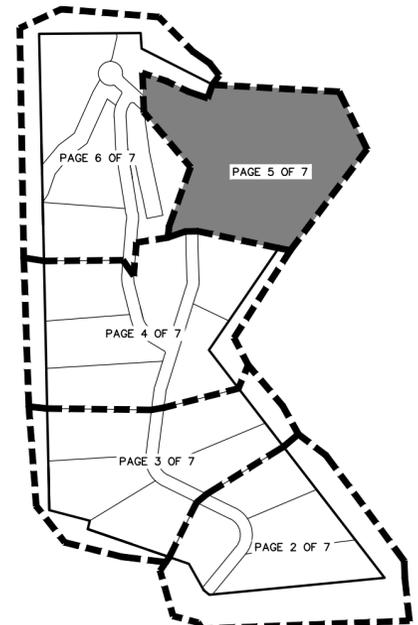
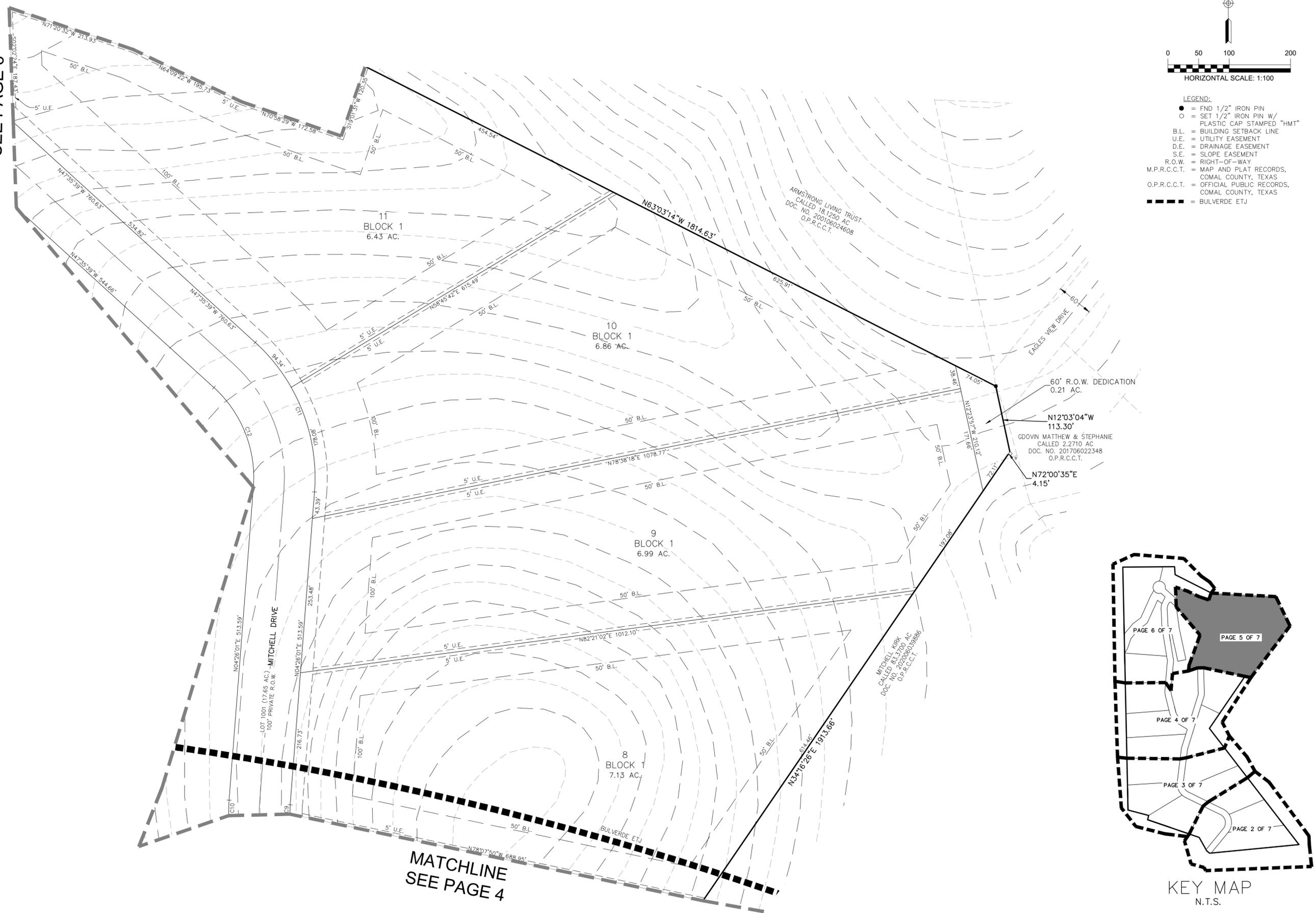


MATCHLINE
SEE PAGE 6

MATCHLINE
SEE PAGE 4



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COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
 - = BULVERDE ETJ



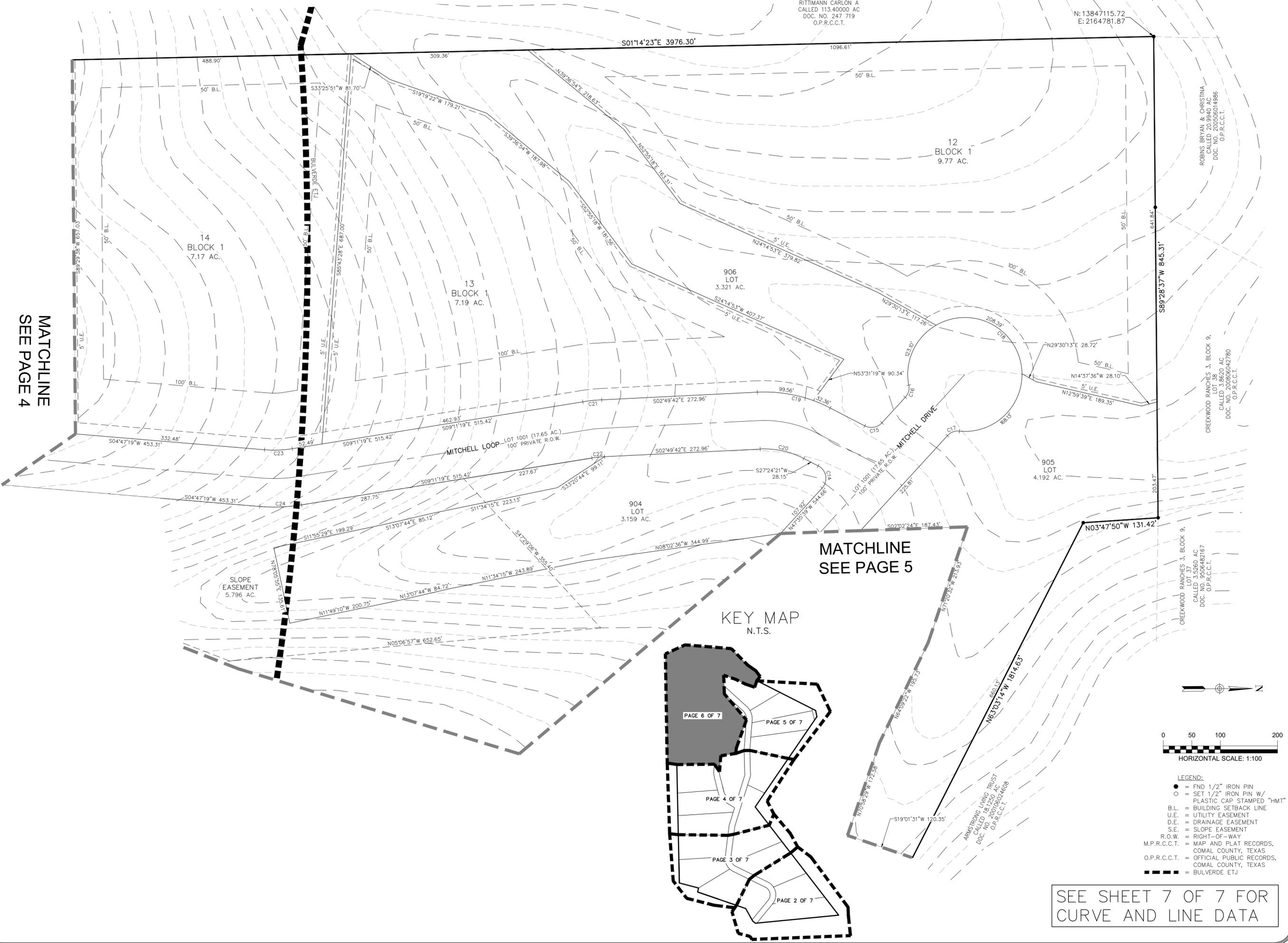
KEY MAP
N.T.S.

SEE SHEET 7 OF 7 FOR
CURVE AND LINE DATA

MATCHLINE
SEE PAGE 4

RITTMANN CARLON A
CALLED 113.40000 AC
DOC. NO. 247 719
O.P.R.C.C.T.

N: 13847115.72
E: 2164781.87



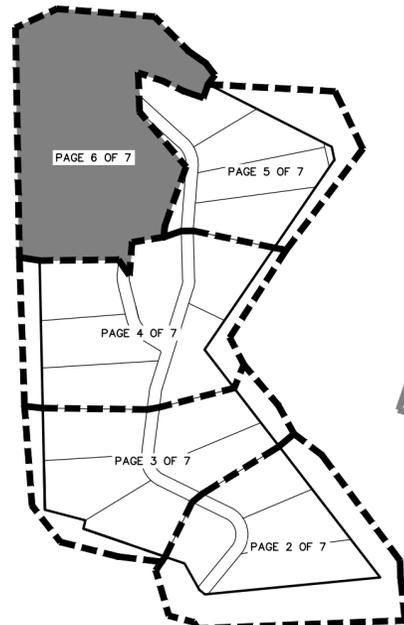
ROBINS BRYAN & CHRISTINA
CALLED 205.9604986
O.P.R.C.C.T.

CREEKWOOD RANCHES 3, BLOCK 9,
LOT 38
CALLED 3.6620 AC
DOC. NO. 200506042780
O.P.R.C.C.T.

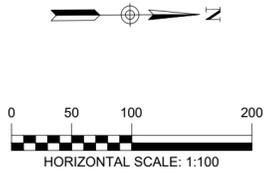
CREEKWOOD RANCHES 3, BLOCK 9,
LOT 37
CALLED 3.5260 AC
DOC. NO. 9506452167
O.P.R.C.C.T.

ARMSTRONG LIVING TRUST
CALLED 18.230 AC
DOC. NO. 200196024408
O.P.R.C.C.T.

KEY MAP
N.T.S.



MATCHLINE
SEE PAGE 5



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COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
 - = BULVERDE ETJ

SEE SHEET 7 OF 7 FOR
CURVE AND LINE DATA

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	449.64'	250.00'	103°02'59"	314.57'	391.44'	N12°15'30"W
C2	269.78'	150.00'	103°02'59"	188.74'	234.86'	N12°15'30"W
C3	185.75'	150.00'	070°57'08"	106.90'	174.11'	S28°18'26"E
C4	309.59'	250.00'	070°57'08"	178.17'	290.18'	S28°18'26"E
C5	26.39'	150.00'	010°04'50"	13.23'	26.36'	S12°12'33"W
C6	43.98'	250.00'	010°04'50"	22.05'	43.93'	S12°12'33"W
C7	81.36'	250.00'	018°38'47"	41.04'	81.00'	N07°55'35"E
C8	48.82'	150.00'	018°38'47"	24.63'	48.60'	N07°55'35"E
C9	15.26'	150.00'	005°49'50"	7.64'	15.26'	S01°31'06"W
C10	25.44'	250.00'	005°49'50"	12.73'	25.43'	S01°31'06"W
C11	272.42'	300.00'	052°01'40"	146.41'	263.15'	N21°34'49"W
C12	181.61'	200.00'	052°01'40"	97.61'	175.44'	N21°34'49"W
C14	45.81'	25.00'	105°00'00"	32.58'	39.67'	S79°54'21"W
C15	32.72'	25.00'	075°00'00"	19.18'	30.44'	N10°05'39"W
C16	23.18'	25.00'	053°07'48"	12.50'	22.36'	N74°09'33"W
C17	23.18'	25.00'	053°07'48"	12.50'	22.36'	S21°01'44"E
C18	499.62'	100.00'	286°15'37"	-75.00'	120.00'	S42°24'21"W
C19	131.92'	250.00'	030°14'04"	67.54'	130.40'	S12°17'20"W
C20	79.15'	150.00'	030°14'04"	40.52'	78.24'	S12°17'20"W
C21	33.30'	300.00'	006°21'37"	16.67'	33.28'	S06°00'31"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C22	22.20'	200.00'	006°21'37"	11.11'	22.19'	S06°00'31"E
C23	48.79'	200.00'	013°58'38"	24.52'	48.67'	N02°12'00"W
C24	73.18'	300.00'	013°58'38"	36.77'	73.00'	N02°12'00"W
C25	98.43'	300.00'	018°47'55"	49.66'	97.99'	S04°36'38"E
C26	65.62'	200.00'	018°47'55"	33.11'	65.33'	S04°36'38"E
C27	194.92'	250.00'	044°40'18"	102.72'	190.02'	S36°20'45"E
C28	116.95'	150.00'	044°40'18"	61.63'	114.01'	S36°20'45"E
C29	33.13'	25.00'	075°55'52"	19.51'	30.76'	N20°42'58"W
C30	45.41'	25.00'	104°04'08"	32.04'	39.42'	N69°17'02"E



PLANNING AND ZONING COMMISSION ITEM:
PC-21-08
FINAL PLAT
SPRING BRANCH VET HOSPITAL

MEETING DATE: September 15, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, Planning Director

REQUEST:

Reconsideration of a Final Plat for the Spring Branch Vet subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.

APPLICANT:

INK Civil
Attn: James Ingalls, P.E.
2021 SH 46 W, Ste. 105
New Braunfels, TX 78132

PROPERTY INFORMATION:

Owner: MPH Real Estate, LLC., Attn: Megan Hughes
Legal Description: BEING ALL OF A 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEAL & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799 AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OF LAND (TRACT TWO), AND ALL OF A CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 201606338940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 1.997 Acres; 1 Lot
Existing Land Use: Commercial
Existing Zoning: C-3, Commercial District

SUMMARY:

This is a proposed final plat for Spring Branch Veterinary Hospital. It falls under the City of Bulverde's current plat submittal requirements. The purpose of this final plat is to expand the parking lot at the existing veterinarian office.

The proposed final plat shows the new property boundary of the existing 0.99 acre-tract being combined with a newly purchased 1 acre lot out of the adjacent 9.962 acre-tract owned by JLS

Struthoff Holdings, LLC. As such, the proposed final plat would establish a 1.997-acre commercial lot. Since this is not part of a phased development, it does not require a preliminary plat.

ANALYSIS:

The proposed subdivision lies completely inside the City Limits. The lot is currently served by a private water well and on-site septic facilities. Utility certification letters were provided by Guadalupe Valley Telephone Cooperative, Inc. (GVTC), and Pedernales Electric Cooperative (PEC).

STAFF RECOMMENDATION:

Halff Associates and City staff have reviewed the proposed final plat and associated documents. Per the attached review memo, not all review comments have been addressed.

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

ATTACHMENTS:

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

REVIEW MEMORANDUM

TO: James Ingalls, P.E.
Ink Civil
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
plats@ma-tx.com

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

SUBJECT: Spring Branch Vet Commercial
Final Plat Review No.3
PC-21-08

DATE: August 30, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review of the resubmittal for the Spring Branch Vet Commercial Final Plat, dated August 15, 2022 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with resolved items noted in blue and unresolved/new items noted in red to be addressed by the applicant before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey. – **Comment resolved**
2. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates. – **Comment resolved**
3. Contour lines showing existing elevations at a two-foot contour interval for slopes up to 10 percent and at a five-foot contour interval for slopes greater than 10 percent. Contour lines shall be gray-scaled to avoid confusion with the subdivision lot lines, right-of-way boundaries, etc. – **Comment resolved**
4. Label all easements with bearing and direction to a fixed location. – **Comment resolved**
5. Provide bearing, direction and acreage of ROW “dedication”. – **Comment resolved**
6. Missing setback lines and legend with abbreviations and line types (place front setback line behind the ROW dedication). – **Comment resolved**
7. Plat does not close, see closure check below. Make sure bearing & distance is directed in a clockwise direction around the perimeter for closure. – **Comment resolved**
8. Remove the signature block for the City Engineer. – **Comment resolved**

9. The Planning Director's signature block should read: – **Comment resolved**

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

DATED THE _____ DAY OF _____, 2021

*BY: _____
PLANNING DIRECTOR*

10. Remove note 6 regarding the proposed use of the subdivision. – **Comment resolved**
11. Removed note 8 regarding elevations. – **Comment resolved**
12. Provide the name and address of the Lienholder. – **Comment resolved**
13. **State building setback line dimensions on the plat.**
14. **Add P&Z signature block as stated below.**

*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*

15. **Verify all signature block dates are updated to 2022 or left as 20__ (notary block and planning director block are out of date).**
16. **Lot acreage should be called out reflecting the acreage after proposed right-of-way dedication.**
17. **Provide proof of TxDOT approval.**

Plat Supporting Documents, Ordinance Section 1.04(c)

18. According to the Drainage Report, dated 3/16/21, proposed improvements are limited to just over 3,000 SF of additional parking area. The existing lot already includes 30,000 SF of impervious cover from concrete driveway, parking lot and 4,000 SF building. Runoff will follow existing grade to a well-defined drainage ditch along US-281 and drain north for 200 LF before entering an existing drop inlet. Half concurs that the additional runoff generated from this development should not adversely affect adjacent properties and is adequately safe from flooding. – **no response required.**

Remainder Tracts, Ordinance Section 1.06(e)

19. 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 this Ordinance. In this case, the remainder tract is proposed to remain unplatted. However, 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. – *response says there should be no legal reason that the remaining 9.962 acres could not be platted independently, but this does not comply with Section 1.06(e)(i)(2) of the Subdivision Ordinance: A remainder tract shall not be considered in compliance with this Ordinance, unless:*

- (A) *the owner of such remainder tract has obtained final approval of a subdivision plat or conveyance plat for the remainder tract, as required by this Ordinance; or*
- (B) *The remainder tract is located within the development boundaries of an approved Master Development Plan (MPD).*

The remainder tract will need to be platted concurrently. [Comment resolved.](#)



APPLICATION FOR FINAL PLAT

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

www.bulverdetx.gov

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

- Name of Subdivision: Spring Branch Vet Commercial Unit No
 Location Description/Nearest Intersection: Hwy 281, quarter of a mile south of Flying R Ranch Rd
- Owner/Applicant: MPH Real Estate, LLC. attn: Megan Hughes
 Address: 5090 Hwy 281 North, Spring Branch, TX 78070 Email: brokerassistant@dleedwardsrealty.com
 Telephone: 903-738-5239 Fax: Mobile:
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.
- Licensed Engineer/Surveyor (technical contact): James Ingalls, P.E. (Agent)
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: plats@ma-tx.com
 Telephone: 830-358-7127 Fax: Mobile:
- Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>private water well</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>On-site septic (ossf)</u>
Residential:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>1</u>	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>1.997</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	<u> </u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>C3</u>		<input checked="" type="checkbox"/> Contributing

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


 Signature of Owner/Applicant

3-16-21
 Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: OCTOBER 2019 – DECEMBER 2020

Planning & Zoning Meeting	City Council Meeting	Submittal Date
OCTOBER 10, 2019	NOVEMBER 12, 2019	SEPTEMBER 12, 2019
NOVEMBER 14, 2019	DECEMBER 10, 2019	OCTOBER 15, 2019
DECEMBER 12, 2019	JANUARY 14, 2020	NOVEMBER 13, 2019
JANUARY 16, 2020	FEBRUARY 11, 2020	DECEMBER 17, 2019
FEBRUARY 13, 2020	MARCH 10, 2020	JANUARY 15, 2020
MARCH 12, 2020	APRIL 14, 2020	FEBRUARY 11, 2020
APRIL 16, 2020	MAY 12, 2020	MARCH 17, 2020
MAY 14, 2020	JUNE 9, 2020	APRIL 14, 2020
JUNE 11, 2020	JULY 14, 2020	MAY 12, 2020
JULY 16, 2020	AUGUST 11, 2020	JUNE 16, 2020
AUGUST 13, 2020	SEPTEMBER 8, 2020	JULY 14, 2020
SEPTEMBER 10, 2020	OCTOBER 13, 2020	AUGUST 11, 2020
OCTOBER 15, 2020	NOVEMBER 10, 2020	SEPTEMBER 15, 2020
NOVEMBER 12, 2020	DECEMBER 8, 2020	OCTOBER 13, 2020
DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020



Planning and Development Final Plat Application Checklist

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

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

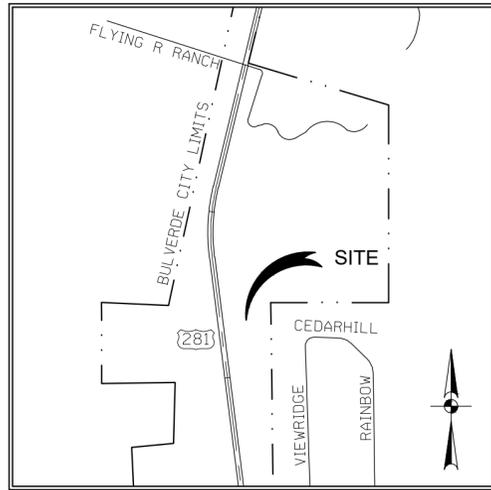
Reviewed by:

Date:

Case Number:

PLAT ESTABLISHING SPRING BRANCH VET SUBDIVISION

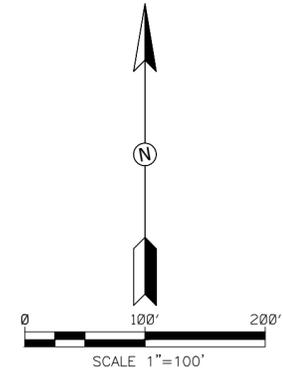
BEING A 0.997 OF AN ACRE TRACT OF LAND OUT OF THE THEODORE HANZ SURVEY NO.725, ABSTRACT NO. 731, IN COMAL COUNTY, TEXAS, BEING THAT SAME CERTAIN CALLED 1.000 ACRE TRACT OF LAND, AS CONVEYED TO MPH REAL ESTATE, LLC, AND RECORDED IN DOCUMENT NO. 201606027768, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING A 1.000 ACRE TRACT OF LAND OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 32, IN COMAL COUNTY, TEXAS, BEING OUT OF A CALLED 9.962 ACRE TRACT OF LAND, AS CONVEYED TO JLS STRUTHOFF HOLDINGS, LLC, AND RECORDED IN DOCUMENT NO. 201906036634, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP
SCALE: 1"=3,000'

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE



LINE TABLE		
LINE	LENGTH	BEARING
L1	71.66'	N05°49'17"W
L2	133.08'	N05°49'05"W
L3	72.87'	S00°42'48"E
L4	133.08'	N05°48'48"W
L5	72.26'	N05°49'48"W

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

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

OWNER:
MPH REAL ESTATE, LLC
MEGAN P HUGHES,
5090 HWY 281 NORTH
SPRING BRANCH, TEXAS 78070

LEINHOLDER:
FIRST COMMAND FINANCIAL SERVICES, INC.
GEOFFREY GRIFFIN, VICE PRESIDENT
1 FIRSTCOMM PLAZA,
FORT WORTH, TEXAS 76109

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___DAY OF _____, 2020.

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500



2021 W SH46, STE 105
NEW BRAUNFELS, TX, 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - OPRCCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - MPRCCCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - = APPROXIMATE SURVEY LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND

NOTES:

- THE LOT IS PROVIDED WATER BY PRIVATE WATER WELL. SEWER IS PROVIDED BY ON-SITE SEPTIC. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC. NO GAS SERVICE WILL BE PROVIDED.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- SPRING BRANCH VET SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
- SPRING BRANCH VET SUBDIVISION ESTABLISHING A TOTAL OF 1 LOTS, WITH 1 BEING BUILDABLE.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0210F, REVISED SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- A PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

TXDOT NOTES:

- FOR COMMERCIAL 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 204.7 FEET. 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.
- 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.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS PLAT OF _____ WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE DAY OF _____, 2021. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY THE CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE _____ DAY OF _____, 2021

BY: _____
PLANNING DIRECTOR

STATE OF TEXAS
COUNTY OF COMAL

I, _____ 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 _____, 20____, AT _____ M. WITNESS MY HAND OFFICIAL SEAL, THIS THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY



PLANNING AND ZONING COMMISSION ITEM:
PC-22-28

CONVEYANCE PLAT
JLS STRUTHOFF SUBDIVISION

MEETING DATE: September 15, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, Planning Director

REQUEST:

Consideration of a Conveyance Plat for the JLS Struthoff subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.

APPLICANT:

INK Civil
Attn: James Ingalls, P.E.
2021 SH 46 W, Ste. 105
New Braunfels, TX 78132

PROPERTY INFORMATION:

Legal Description: BEING A 8.962 OF AN ACRE TRACT OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 32, IN COMAL COUNTY, TEXAS, BEING OUT OF A CALLED 9.962 ACRE TRACT OF LAND, AS CONVEYED TO JLS STRUTHOFF HOLDINGS, LLC, AND RECORDED IN DOCUMENT NO. 201906036634, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Size: 8.962 Acres; 1 Lot
Existing Land Use: Commercial
Existing Zoning: C-3, Commercial District

SUMMARY:

This is a proposed conveyance plat for Struthoff Subdivision. It falls under the City of Bulverde's current plat submittal requirements. The purpose of this conveyance plat is to plat the remainder tract left from the proposed Spring Branch Vet Clinic Plat.

The proposed conveyance plat shows the new property boundary of the remaining 8.862-acre tract left after one acre was sold to the adjacent property owner out of the previous 9.962 acre-tract owned by JLS Struthoff Holdings, LLC. The proposed conveyance plat is not for development purposes.

ANALYSIS:

The proposed subdivision lies completely inside the City Limits. The property is currently served by a private water well and on-site septic facilities. Utility certification letters were provided by

Guadalupe Valley Telephone Cooperative, Inc. (GVTC), and Pedernales Electric Cooperative (PEC).

STAFF RECOMMENDATION:

Halff Associates and City staff have reviewed the proposed conveyance plat and associated documents. Per the attached review memo, comments have not been resolved.

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

ATTACHMENTS:

1. Application
2. Conveyance Plat
3. Halff Review Memo



REVIEW MEMORANDUM

TO: James Ingalls, P.E.
Ink Civil
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
plats@ma-tx.com

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

SUBJECT: JLS Struthoff Conveyance Plat
PC-22-28

DATE: August 30, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review of the submittal for JLS Struthoff Conveyance Plat, dated August 15, 2022 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed and should be revised prior to resubmittal.

Plat specifications, Ordinance Section 1.05

1. Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
2. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates.
3. Provide a dimension from the current property line to the proposed right of way dedication line.
4. Lot acreage should be called out reflecting the acreage after proposed right-of-way dedication.
5. Conveyance plat shall include the Acknowledgement stated in Section 1.05(k)(viii):

“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.”

6. Add P&Z signature block as stated below.

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

7. Verify all signature block dates are updated to 2022 or left as 20__ (notary block and planning director block are out of date).
8. Provide proof of TxDOT approval.



APPLICATION FOR FINAL PLAT

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

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

1. Name of Subdivision: JLS Struthoff Subdivision Unit No. _____
 Location Description/Nearest Intersection: Hwy 281 N, quarter of a mile south of Flying R Ranch Rd

2. Owner/Applicant: James Ingalls, P.E. (Agent)
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: jamesingalls@ink-civil.com
 Telephone: 830-358-7127 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): James Ingalls, P.E. (Agent)
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: jamesingalls@ink-civil.com
 Telephone: 830-358-7127 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	<u>n/a</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>n/a</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>8.962</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____			<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>C3</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

8-15-22
 Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

- \$1750 - (0-5 acres)
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Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2020 – DECEMBER 2021

Planning & Zoning Meeting	City Council Meeting	Submittal Date
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DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020
JANUARY 14, 2021	FEBRUARY 9, 2021	DECEMBER 15, 2020
FEBRUARY 11, 2021	MARCH 9, 2021	JANUARY 12, 2021
MARCH 11, 2021	APRIL 13, 2021	FEBRUARY 9, 2021
APRIL 15, 2021	MAY 11, 2021	MARCH 16, 2021
MAY 13, 2021	JUNE 8, 2021	APRIL 13, 2021
JUNE 10, 2021	JULY 15, 2021	MAY 11, 2021
JULY 15, 2021	AUGUST 10, 2021	JUNE 15, 2021
AUGUST 12, 2020	SEPTEMBER 14, 2021	JULY 13, 2021
SEPTEMBER 16, 2021	OCTOBER 12, 2021	AUGUST 17, 2021
OCTOBER 14, 2021	NOVEMBER 9, 2021	SEPTEMBER 14, 2021
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 16, 2021	JANUARY 11, 2022	NOVEMBER 16, 2021



Planning and Development Final Plat Application Checklist

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

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

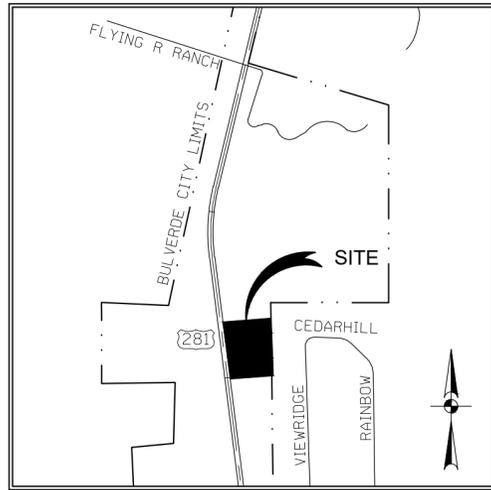
Reviewed by:

Date:

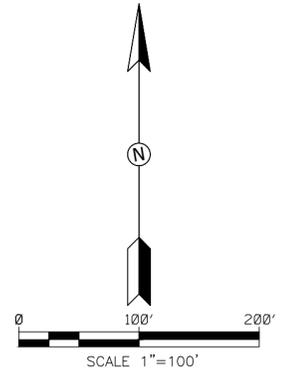
Case Number:

CONVEYANCE PLAT ESTABLISHING JLS STRUTHOFF SUBDIVISION

BEING A 8.962 OF AN ACRE TRAC OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 32, IN COMAL COUNTY, TEXAS,
BEING OUT OF A CALLED 9.962 ACRE TRACT OF LAND, AS CONVEYED TO JLS STRUTHOFF HOLDINGS, LLC, AND RECORDED IN
DOCUMENT NO. 201906036634, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP
SCALE: 1"=3,000'



- LEGEND:**
- = POINT OF BEGINNING
 - = FRONT BUILDING SETBACK LINE
 - = SIDE BUILDING SETBACK LINE
 - = BACK BUILDING SETBACK LINE
 - = DRAINAGE EASEMENT
 - = UTILITY EASEMENT
 - = RIGHT-OF-WAY
 - = OPEN SPACE LOT
 - OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - MPRCCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - = APPROXIMATE SURVEY LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

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

OWNER:
JLS STRUTHOFF HOLDINGS LLC
PO BOX 160279
SAN ANTONIO, TX 78280

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2020.

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING, INC.
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500



2021 W SH46, STE 105
NEW BRAUNFELS, TX 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

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NOTES:

1. THE LOT IS PROVIDED WATER BY PRIVATE WATER WELL. SEWER IS PROVIDED BY ON-SITE SEPTIC. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC. NO GAS SERVICE WILL BE PROVIDED.
2. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
3. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
4. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
5. JLS STRUTHOFF SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
6. JLS STRUTHOFF SUBDIVISION ESTABLISHING A TOTAL OF 1 LOTS, WITH 1 BEING BUILDABLE.
7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0210F, REVISED SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. A PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
9. A MINIMUM OF 20 FOOT UTILITY EASEMENTS TO BE ALONG ALL ROADWAYS AND THE 10 FOOT UTILITY EASEMENTS ALONG ALL REMAINING PROPERTY LINES, WITH GUYING EASEMENTS AS REQUIRED, ARE TO BE DEDICATED TO PEDERNALES ELECTRIC COOPERATIVE, INC.

TXDOT NOTES:

1. FOR COMMERCIAL 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". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 701.32 FEET. THE ACCESS POINT WILL BECOME RIGHT-IN/OUT ONLY IN THE FUTURE. 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 MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS CONVEYANCE PLAT OF _____ WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE DAY OF _____, 2021. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY THE CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE ____ DAY OF _____, 2021

BY: _____
PLANNING DIRECTOR

STATE OF TEXAS
COUNTY OF COMAL

I, _____ 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 _____, 20____, AT _____ M. WITNESS MY HAND OFFICIAL SEAL, THIS THE ____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY