



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – December 15th, 2022
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. November 10th, 2022 Planning & Zoning Commission Meeting

3) REGULAR AGENDA ITEMS

- A. PC-22-44 (Preliminary): Consideration of a Preliminary Plat for 4S Ranch, Unit 8B Subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- B. PC-22-45 (Preliminary): Consideration of a Preliminary Plat for 4S Ranch, Unit 10B generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- C. PC-22-46 (Preliminary): Consideration of a Preliminary Plat for 4S Ranch, Unit 11 Subdivision, generally located near the intersection of Mustang Vista and Stahl Lane.
- D. PC-22-31 (Final): Reconsideration of a Final Plat for the 4S Ranch, Unit 8B Subdivision, generally located near the intersection of Mustang Vista and Stahl Lane.
- E. PC-22-32 (Final): Reconsideration of a Final Plat for the 4S Ranch, Unit 10B Subdivision, generally located near the intersection of Mustang Vista and Stahl Lane.
- F. PC-22-33 (Final): Reconsideration of a Final Plat for 4S Ranch, Unit 11 Subdivision, generally located near the intersection of Mustang Vista and Stahl Lane.
- G. PC-22-47 (Final): Consideration of a Final Plat for Comal ISD Middle School #8, generally located near the intersection of US Highway 281 and Ancestral Trail.
- H. SUP-22-07 (Guest House): Hold a public hearing and consider a request by Haywood Custom Builders for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 34, Block 10 Phase VI Belle Oaks Subdivision, located at 771 Green Gate View.
- I. VR-22-15: Consider a request by Phil Zaccaria, for a variance to Chapter 10, Subdivision Ordinance, Section 2.03(e)(v)4(b) related to Parkland Dedication requirements, of the City of Bulverde Code of Ordinances, on an approximately 193-acre tract of land, generally located near the intersection of Highway 46 and Mitchell Drive
- J. VR-22-16: Consider a request by Phil Zaccaria, for a variance to Chapter 10, Subdivision Ordinance, Section 4.07 {4.08} related to Riparian Buffer

requirements, of the City of Bulverde Code of Ordinances, on an approximately 193-acre tract of land, generally located near the intersection of Highway 46 and Mitchell Drive.

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 readily accessible to the public at all times, by 5:00 pm on December 9th, 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: November 10th, 2022

Meeting Duration: 6:00PM-6:29PM

CALL TO ORDER

Commission Members Present: Joe Alexandre (Chair), Seth Prescott, Michelle Molina, Gregory Porter, Jeffrey Burrier (Alternate), Lindy Sisk, Ashley Cartier

Commission Members Absent: Ted Hawkins

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

APPROVAL OF MINUTES

- A. October 13th, 2022 Planning & Zoning Commission meeting. **Commissioner Prescott made a motion approving the minutes from the October 13th, 2022 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Sisk and passed with a 7-0 vote.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. PC-22-20 (Vacate and Replat): Reconsideration of a Vacate and Replat of Bulverde Commercial Subdivision, located East of Highway 281 & Ancestral Trail. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After consideration and discussion, Commissioner Prescott made a motion recommending approval of PC-22-20. The motion was seconded by Commissioner Cartier and passed by a vote of 7-0.**
- B. PC-22-30 (Final): Reconsideration of a Final Plat for Heimer Cove Subdivision, generally located near the intersection of Heimer Cove and Bulverde Road. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After consideration and discussion, due to unresolved review comments, Commissioner Molina made a motion recommending denial of PC-22-30. The motion was seconded by Commissioner Alexandre and passed by a vote of 6-0, with Commissioner Prescott abstaining.**
- C. PC-22-38 (Replat): Consideration of a Replat for Lot 8 and Lot 9, Block 8, Belle Oaks Ranch Phase VI, generally located near the intersection of Blanco Road and State Highway 46. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After further consideration and discussion, Commissioner Alexandre made a motion recommending approval of PC-22-38. The motion was seconded by Commissioner Prescott and passed by a vote of 7-0.**
- D. PC-22-39 (Final): Consideration of a Final Plat for Johnson Ranch South, Star Gazer Road generally located near the intersection of Johnson Way and US Highway 281. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After consideration and discussion, due to unresolved review comments, Commissioner Prescott made a motion recommending denial of PC-22-39. The motion was seconded by Commissioner Sisk and passed by a vote of 7-0.**
- E. PC-22-40 (Final): Consideration of a Final Plat for Johnson Ranch South, Unit 7 generally located near the intersection of Johnson Way and US Highway 281. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After consideration and discussion, due to unresolved review comments, Commissioner Molina made a motion recommending denial of PC-22-40. The motion was seconded by Commissioner Prescott and passed by a vote of 7-0.**

- F. PC-22-41 (Final): Consideration of a Final Plat for Johnson Ranch South, Unit 8 generally located near the intersection of Johnson Way and US Highway 281. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After consideration and discussion, Commissioner Burrier made a motion recommending denial of PC-22-41. The motion was seconded by Commissioner Porter and passed by a vote of 7-0.**
- G. PC-22-42 (Final): Consideration of a Final Plat for Johnson Ranch South, Unit 9 generally located near the intersection of Johnson Way and US Highway 281. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After consideration and discussion, Commissioner Cartier made a motion recommending denial of PC-22-42. The motion was seconded by Commissioner Prescott and passed by a vote of 7-0.**
- H. SUP-22-06 (Guest House): Hold a public hearing and consider a request by Michael T. Bufalino for the approval of a Special Use Permit to allow a Guest House as an Accessory Use on Lot 253, Oak Village N, Unit 2 Subdivision, located at 4514 Evening Shadows Drive. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. The property owner, Michael T. Bufalino, was present and spoke to the Commission. After consideration and discussion, Commissioner Sisk made a motion recommending approval of SUP-22-06. The motion was seconded by Commissioner Porter and passed by a vote of 7-0.**

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 6:29PM. I certify that the above minutes were approved by the Commission on December 15th, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-22-44

PRELIMINARY PLAT

4S Ranch Unit 8B

MEETING DATE: December 15th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Preliminary Plat for 4S Ranch, Unit 8B Subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes of Texas Land and Construction, LTD
1922 Dry Creek Way, Ste. 101
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007929, OF THE OFFICIAL PUBLIC RECORD OF COMAL COUNTY, TEXAS. OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS
Size: 39.184 acres; 77 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed preliminary plat for 4S Ranch, Unit 8B Subdivision development, for which a Development Agreement was approved in December 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 39.184 acres of vacant property and establishes 77 single family residential lots. The density class for this plat is High Density.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service will be provided by CPS Energy

Per Section 1.04(e)(iii) of the City of Bulverde Code of Ordinances: “Approval of Master Development Plans and Preliminary Plats will expire twelve (12) months after approval unless a final plat has been filed for approval. Upon good cause, an extension of time may be granted by the City Council at its sole discretion. If an extension is not granted, then a new Master Development Plan or Preliminary Plat must be filed along with the appropriate fees for consideration and approval. Previously, the Planning & Zoning Commission recommended approval of this Preliminary Plat on January 14th, 2021. It expired on January 14th, 2022. A request for extension was submitted and denied by City Council on October 11th, 2022. As a result of the extension being denied, a new Preliminary Plat was submitted.

Halff Associates and City Staff reviewed the new Preliminary Plat submittal and had no comments. Attached herein is a review memo confirming that there were no technical changes made to the Plat from what was previously approved, but only necessary updates - such as updating dates.

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

ATTACHMENTS:

Application
Preliminary Plat
Comment Letter



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: 4S Ranch Unit No 8B
Location Description/Nearest Intersection: Approximately 1.7 miles Southeast of Mustang Vista/Stahl Lane Intersection

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

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

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>77</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>39.19</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>		

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

DocuSigned by:
Richard Mott
304C110AE8D14AF...
Signature of Owner/Applicant

10/31/2022 | 8:09 AM PDT
Date

Fees on Page 2

Fees:**Preliminary Plats**

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 12, 2022
SEPTEMBER 15, 2022	OCTOBER 11, 2022	AUGUST 16, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 15, 2022	JANUARY 10, 2023	NOVEMBER 15, 2022



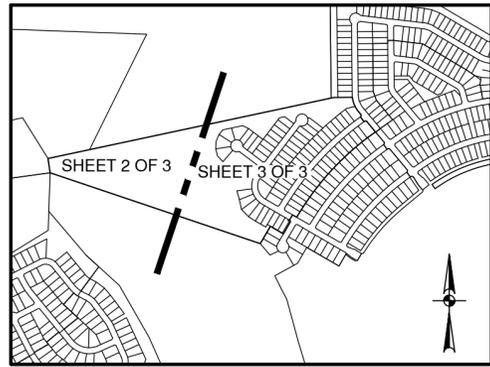
Planning and Development Preliminary Plat Application Checklist

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

- 2 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



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: September 30, 2022



INDEX MAP
SCALE: 1"= 1000'

SUBDIVISION PLAT OF 4S RANCH, UNIT 8B

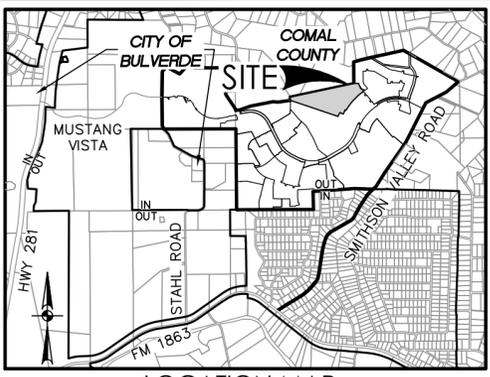
A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

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

OPEN SPACE NOTE:
LOT 902, BLOCK 50 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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

LOMRS WITH FEMA APPROVAL:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON MARCH 15, 2022 (CASE NO. 21-06-1446P). WATER SURFACE ELEVATIONS SHOWN ARE BASED ON THE 100-YEAR CORRECTED EFFECTIVE MODEL FOR LEWIS CREEK FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LOCATION MAP
NOT-TO-SCALE

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GBRA NOTES:

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON RODS OR CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION 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 CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.99983)
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES AND COMAL COUNTY REGULATIONS.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-8B IS 2,439 LINEAR FEET.
- 4S RANCH UNIT-8B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°52'48"E	22.65'
L2	N89°21'50"E	152.98'
L3	S39°53'04"E	29.04'
L4	S35°42'38"E	50.00'
L5	S39°53'04"E	112.44'
L6	S53°55'39"W	81.55'
L7	S52°07'05"W	62.94'
L8	S50°30'55"W	62.94'
L9	S48°54'45"W	62.94'
L10	S47°18'35"W	62.92'
L11	S45°42'26"W	62.94'
L12	S44°06'16"W	62.94'
L13	S42°30'07"W	62.92'
L14	S40°53'58"W	62.94'
L15	S39°17'47"W	62.95'
L16	S37°41'37"W	62.93'
L17	S36°05'29"W	62.75'
L18	S34°29'35"W	63.11'
L19	S32°53'10"W	62.93'
L20	S31°53'07"W	75.87'
L21	N59°49'11"W	39.74'
L22	S30°10'49"W	50.00'
L23	S30°10'49"W	111.00'
L24	N59°49'11"W	125.00'
L25	S31°52'19"W	56.79'
L26	S59°49'11"E	70.90'
L27	N37°10'41"E	47.54'
L28	N52°49'19"W	202.12'
L29	S52°49'19"E	202.12'
L30	S59°49'11"E	114.24'
L31	N31°52'19"E	59.09'
L32	N77°55'50"E	68.82'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N51°14'01"E	52.18'
L34	N49°50'43"E	52.18'
L35	N48°40'22"E	52.18'
L36	N47°30'01"E	52.18'
L37	N46°19'41"E	52.18'
L38	N45°09'20"E	52.18'
L39	N43°59'00"E	52.18'
L40	N42°48'39"E	51.80'
L41	N41°38'48"E	52.55'
L42	N40°27'58"E	52.18'
L43	N39°17'37"E	52.18'
L44	N38°07'16"E	52.18'
L45	N36°56'56"E	52.18'
L46	N35°46'35"E	52.18'
L47	N34°36'13"E	52.18'
L48	N33°25'54"E	52.14'
L49	N32°16'55"E	51.64'
L50	N31°05'19"E	68.10'
L51	N29°54'34"W	67.33'
L52	N44°27'12"W	83.65'
L53	N12°30'51"W	84.01'
L54	N14°56'16"W	20.16'
L55	N14°57'37"W	56.55'
L56	N43°21'08"W	64.90'
L57	N13°49'17"W	61.96'
L58	N2°54'50"E	62.17'
L59	N22°34'43"E	62.33'
L60	N41°12'13"E	50.93'
L61	S64°07'02"E	55.34'
L62	N77°55'40"E	45.46'
L63	N88°14'51"E	15.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	33°50'08"	S22°58'00"E	130.95'	132.87'
C2	14.00'	94°10'19"	S71°02'06"W	20.51'	23.01'
C3	2375.00'	0°08'17"	N54°21'23"E	5.73'	5.73'
C4	14.00'	85°41'25"	S82°43'46"E	19.04'	20.94'
C5	14.00'	90°00'00"	S14°49'11"E	19.80'	21.99'
C6	2375.00'	22°24'55"	S43°04'46"W	923.24'	929.15'
C7	14.00'	91°41'30"	S13°58'26"E	20.09'	22.40'
C8	175.00'	96°59'52"	N11°19'15"W	262.13'	296.26'
C9	14.00'	90°00'00"	N7°49'19"W	19.80'	21.99'
C10	14.00'	52°27'20"	N79°03'00"W	12.37'	12.82'
C11	50.00'	284°54'41"	N37°10'41"E	60.94'	248.63'
C12	14.00'	52°27'20"	S26°35'39"E	12.37'	12.82'
C13	14.00'	90°00'00"	N82°10'41"E	19.80'	21.99'
C14	14.00'	38°37'26"	N17°51'58"E	9.26'	9.44'
C15	50.00'	282°40'49"	S40°06'21"E	62.47'	246.69'
C16	14.00'	64°03'22"	S69°12'22"W	14.85'	15.65'
C17	125.00'	96°59'52"	S11°19'15"E	187.24'	211.62'
C18	14.00'	88°18'30"	N76°01'34"E	19.50'	21.58'
C19	2425.00'	22°24'55"	N43°04'47"E	942.67'	948.71'

THIS PLAT OF 4S RANCH, UNIT-8B 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

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-8B 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
STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

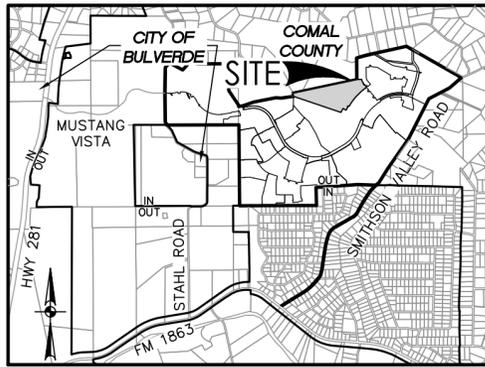
BY: _____, DEPUTY

**SUBDIVISION PLAT
OF
4S RANCH, UNIT 8B**

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.



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: September 30, 2022



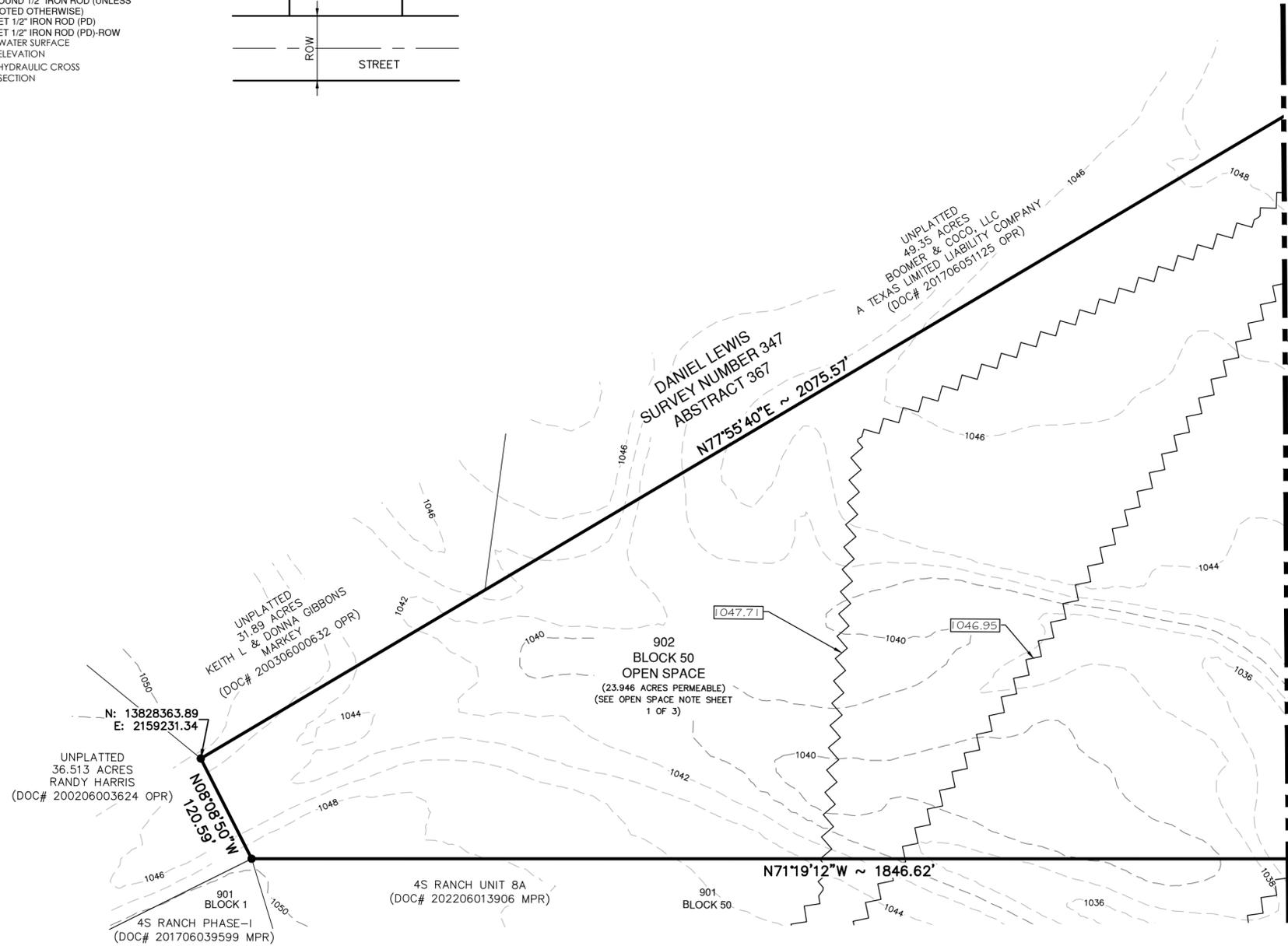
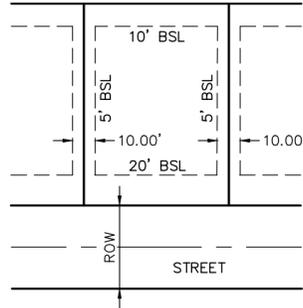
LOCATION MAP
NOT-TO-SCALE

LEGEND

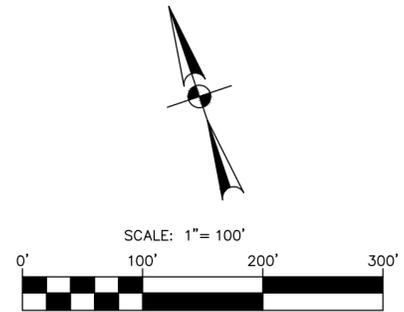
AC	ACRE(S)	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		1050	WATER SURFACE ELEVATION
			HYDRAULIC CROSS SECTION
- - -	EXISTING CONTOURS		
- - -	PROPOSED CONTOURS		
- - -	ORIGINAL SURVEY / COUNTY LINE		

TYPICAL BUILDING SET-BACKS

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



MATCHLINE "A" - SEE SHEET 3 OF 3





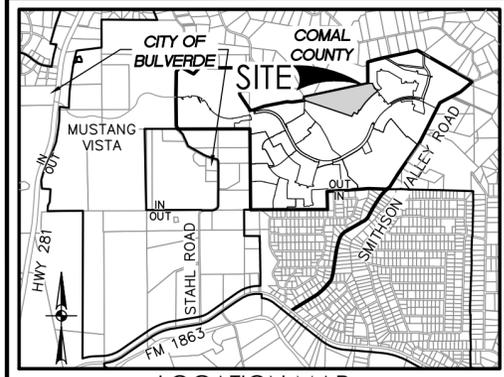
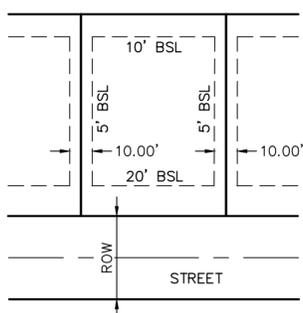
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022

SUBDIVISION PLAT OF 4S RANCH, UNIT 8B

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

TYPICAL BUILDING SET-BACKS

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



LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| --- | 1140 EXISTING CONTOURS | --- | ROW RIGHT-OF-WAY |
| --- | 1140 PROPOSED CONTOURS | INT | INTERSECTION |
| --- | ORIGINAL SURVEY / COUNTY LINE | LF | LINEAR FEET |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | 1050 | WATER SURFACE ELEVATION |
| --- | 100-YR LOMR FLOODPLAIN (CASE NO. 21-06-1446P) | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| ③ | 10' GETCTV ESMT | | |
| ④ | 15' GETCTV ESMT | | |
| ⑤ | 10' SANITARY SEWER ESMT | | |
| ⑥ | 28' GETCTV ESMT (DOC# 202106023856 MPR) | | |
| ⑦ | VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR) | | |
| ⑧ | VAR WID GETCTV ESMT (4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 PLATTED CONCURRENTLY) | | |
| ⑨ | 10' GETCTV ESMT (DOC# 202206013924 MPR) | | |
| ⑩ | 10' GETCTV ESMT (DOC# 202206013906 MPR) | | |

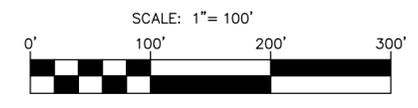
MATCHLINE "A" - SEE SHEET 2 OF 3



902 BLOCK 50 OPEN SPACE (23.946 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 3)

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

N: 13827653.19
E: 2160997.48



REVIEW MEMORANDUM

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

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

SUBJECT: 4S Ranch, Unit 8B
Preliminary Plat Acceptance
PC-22-44

DATE: November 29, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat (dated 09/30/22) and supporting documents for the **4S Ranch, Unit 8B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). After a thorough review, Halff has no comments and recommends approval of the Unit 8B Preliminary Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

No comments – appropriate updated have been made.

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments

General Design 2.03(c)

No comments

Streets 2.04

No comments

Drainage Analysis

No comments (Unit 8B was included in Phase 5 SWMP, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-22-45

PRELIMINARY PLAT
4S Ranch Unit 10B

MEETING DATE: December 15th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Preliminary Plat for 4S Ranch, Unit 10B Subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes of Texas Land and Construction, LTD
1922 Dry Creek Way, Ste. 101
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND TE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY TEXAS.

Size: 36.167 acres; 50 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for 4S Ranch, Unit 10B Subdivision development, for which a Development Agreement was approved in December 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 36.167 acres of vacant property and establishes 50 single family residential lots. The density class for this plat is High Density.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service will be provided by CPS Energy

Per Section 1.04(e)(iii) of the City of Bulverde Code of Ordinances: “Approval of Master Development Plans and Preliminary Plats will expire twelve (12) months after approval unless a final plat has been filed for approval. Upon good cause, an extension of time may be granted by the City Council at its sole discretion. If an extension is not granted, then a new Master Development Plan or Preliminary Plat must be filed along with the appropriate fees for consideration and approval. Previously, the Planning & Zoning Commission recommended approval of this Preliminary Plat on December 10th, 2020. It expired on December 10th, 2021. A request for extension was submitted and denied by City Council on October 11th, 2022. As a result of the extension being denied, a new Preliminary Plat was submitted.

Halff Associates and City Staff reviewed the new Preliminary Plat submittal and had no comments. Attached herein is a review memo confirming that there were no technical changes made to the Plat from what was previously approved, but only necessary updates - such as updating dates.

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

ATTACHMENTS:

Application
Preliminary Plat
Comment Letter



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: 4S Ranch Unit No 10B
Location Description/Nearest Intersection: Approximately 2.1 miles Southeast of Mustang Vista/Stahl Lane Intersection

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

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

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>50</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>36.11</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>		

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

DocuSigned by:
Richard Mott
904C110AE8D44AF
Signature of Owner/Applicant

10/31/2022 | 8:09 AM PDT
Date

Fees on Page 2

Fees:**Preliminary Plats**

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 12, 2022
SEPTEMBER 15, 2022	OCTOBER 11, 2022	AUGUST 16, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 15, 2022	JANUARY 10, 2023	NOVEMBER 15, 2022



Planning and Development Preliminary Plat Application Checklist

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

- 2 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
- A digital copy of Variance Requests (if any)
- 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
- 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
- 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.
- A digital copy of Lienholder’s acknowledgement (if applicable)

ADDITIONAL COMMENTS

FOR OFFICE USE ONLY:		
<input type="checkbox"/> Approved (Assign Case Number)		
<input type="checkbox"/> Returned (Provide Comments)		
Reviewed by:	Date:	Case Number:
Form Date: 03.11.2022	Submittal Format:	4

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

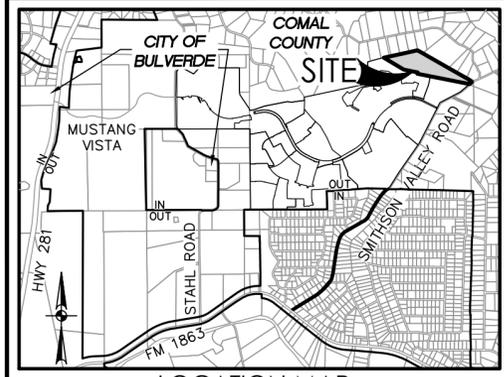


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022

SUBDIVISION PLAT OF 4S RANCH, UNIT 10B

A 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE TWNG RR CO SURVEY NO. 850, ABSTRACT 879, IN COMAL COUNTY, TEXAS.

OPEN SPACE NOTE:
LOTS 901 AND 902, BLOCK 57, ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.



LOCATION MAP
NOT-TO-SCALE

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

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

SURVEYOR'S NOTES:
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.99983)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES COMAL COUNTY REGULATIONS.
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH, UNIT 10B IS 1826 LINEAR FEET.
4. 4S RANCH, UNIT 10B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

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

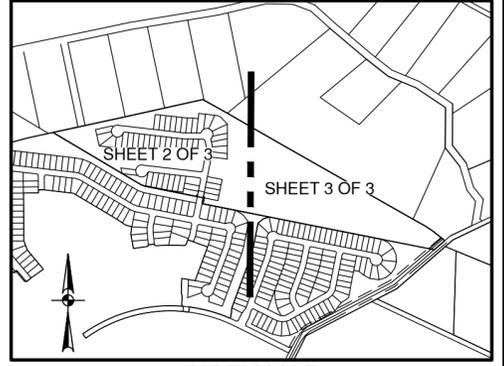
ERIC J SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR, #6527
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S60°41'39"E	118.25'
L2	S56°18'14"E	73.59'
L3	S51°37'14"E	128.82'
L4	N11°16'03"E	50.00'
L5	N78°43'57"W	50.00'
L6	N68°58'57"W	35.74'
L7	N11°16'03"E	142.41'
L8	N11°35'54"W	29.78'
L9	N89°13'54"W	143.96'
L10	S89°13'54"E	121.12'
L11	S11°35'54"E	33.77'
L12	N13°43'21"W	48.00'
L13	S44°34'28"E	12.28'
L14	N77°20'59"E	11.96'
L15	S89°13'54"E	45.24'
L16	S83°21'13"E	45.00'
L17	S60°46'01"E	28.01'
L18	S44°15'06"E	78.95'
L19	N11°16'03"E	115.94'
L20	N87°52'37"W	45.14'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	94°37'16"	N36°02'35"W	22.05'	24.77'
C2	14.00'	77°21'52"	S57°57'52"W	17.50'	18.90'
C3	50.00'	257°21'52"	N32°02'08"W	78.06'	224.59'
C4	15.00'	85°22'44"	N53°57'25"E	20.34'	22.35'
C5	175.00'	22°51'57"	N0°09'55"W	69.38'	69.84'
C6	25.00'	77°38'00"	N50°24'54"W	31.34'	33.87'
C7	225.00'	5°52'41"	N86°17'33"W	23.07'	23.08'
C8	15.00'	76°39'29"	S58°19'03"W	18.61'	20.07'
C9	50.00'	256°39'29"	N31°40'57"W	78.45'	223.98'
C10	175.00'	5°52'41"	S86°17'33"E	17.95'	17.95'
C11	15.00'	67°02'51"	N57°14'41"E	16.57'	17.55'
C12	50.00'	196°42'03"	S57°55'43"E	98.94'	171.65'
C13	15.00'	52°01'12"	S14°24'43"W	13.16'	13.62'
C14	225.00'	22°51'57"	S0°09'55"E	89.20'	89.79'

THIS PLAT OF 4S RANCH, UNIT-10B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON



INDEX MAP
SCALE: 1" = 1000'

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-10B 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

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

SCALE: 1" = 100'



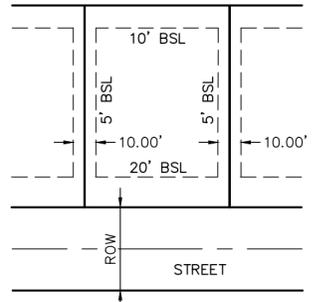
PAPE-DAWSON ENGINEERS

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

DATE OF PREPARATION: September 30, 2022

TYPICAL BUILDING SET-BACKS

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

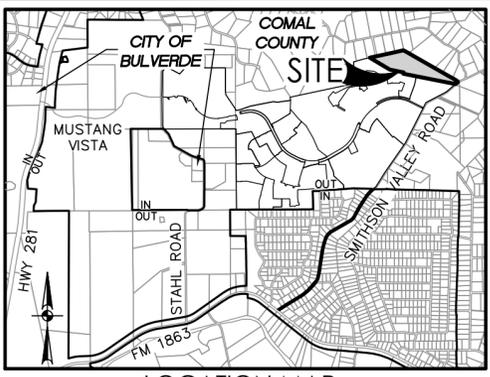


SUBDIVISION PLAT OF 4S RANCH, UNIT 10B

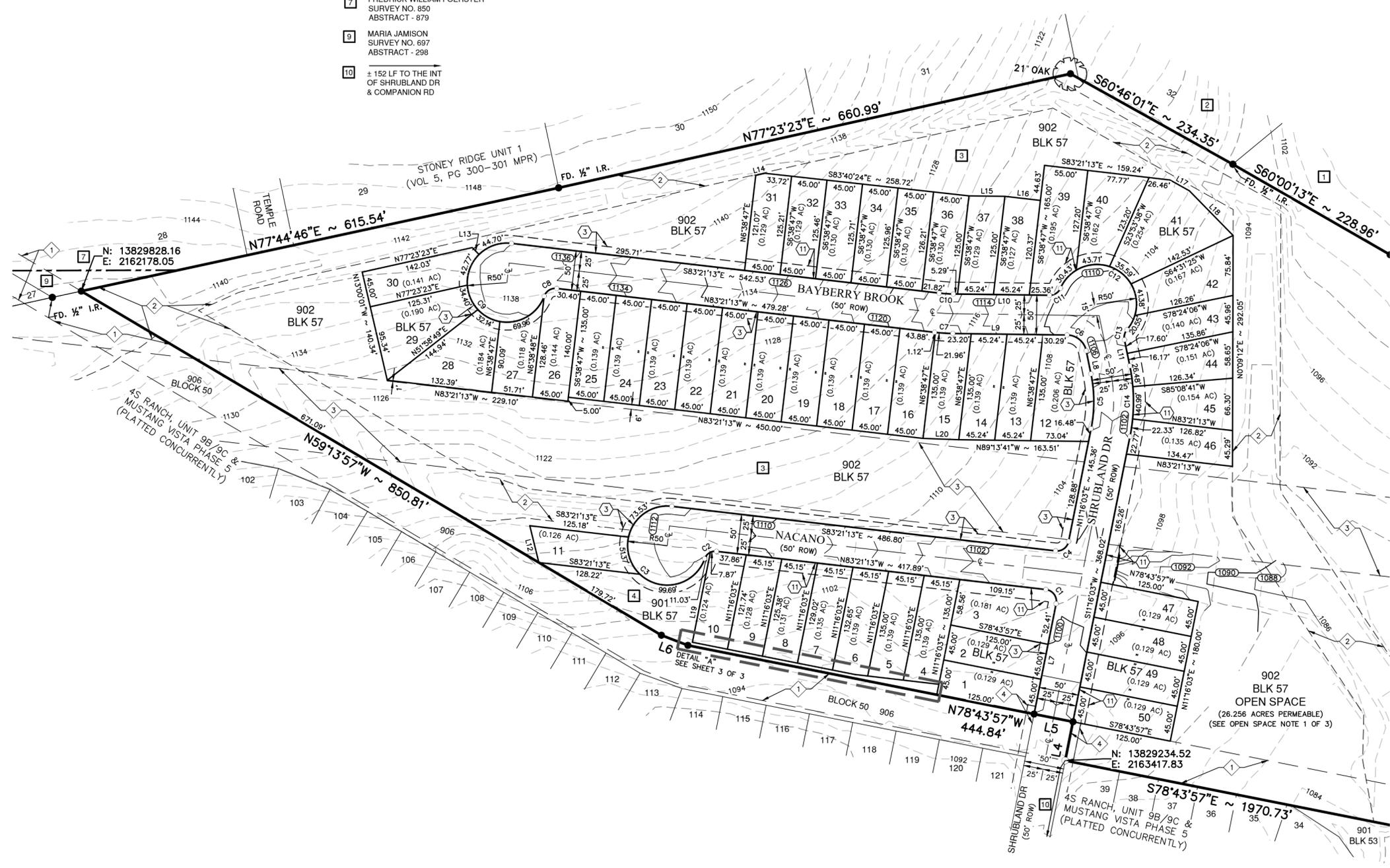
A 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.

LEGEND

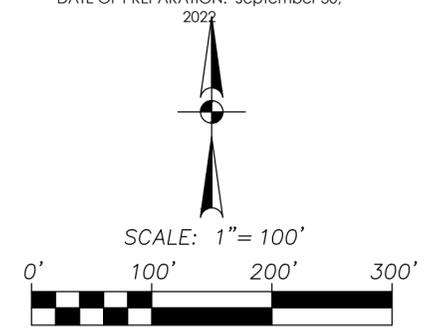
- | | | | |
|--------|--|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| ESMT | EASEMENT | LF | LINEAR FEET |
| INT | INTERSECTION | - | REPETITIVE BEARING |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
-
- | | | | | |
|-----|---|--|---|--|
| --- | 1140 | EXISTING CONTOURS | ◇ | 50' GAS EASEMENT (VOL 192, PG 392, OPR) |
| --- | 1140 | PROPOSED CONTOURS | ◇ | (VOL 200, PG 673, OPR) |
| --- | --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | ◇ | VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR) |
| --- | --- | ORIGINAL SURVEY/COUNTY LINE CENTERLINE | ◇ | 100' ELECTRIC AND ROW ESMT (VOL 325, PG 70-72, OPR) |
| ③ | 10' | GETCTV EASEMENT | ◇ | 10' GETCTV ESMT (4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5, PLATTED CONCURRENTLY) |
| ⑪ | 15' | GETCTV EASEMENT | | |
| 1 | UNPLATTED 14.407 ACRES ALICIA A & CARMEN A MEDINA (DOC 200506043790 OPR) | | | |
| 2 | STONEY RIDGE UNIT 1 (VOL 5, PG 300-301 MPR) | | | |
| 3 | LOT 902 BLK 57 OPEN SPACE (26.256 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3) | | | |
| 4 | LOT 901 BLK 57 OPEN SPACE (0.230 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3) | | | |
| 7 | FREDRICK WILLIAM FOERSTER SURVEY NO. 850 ABSTRACT - 879 | | | |
| 9 | MARIA JAMISON SURVEY NO. 697 ABSTRACT - 298 | | | |
| 10 | ± 152 LF TO THE INT OF SHRUBLAND DR & COMPANION RD | | | |



LOCATION MAP
NOT-TO-SCALE



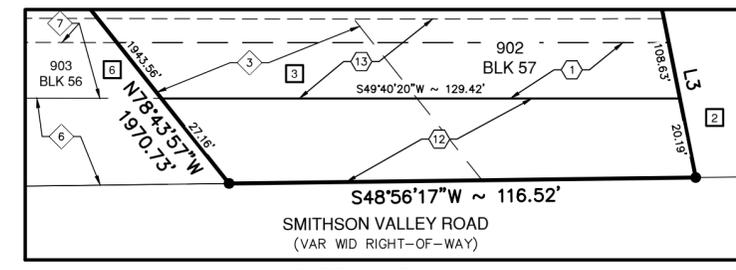
MATCHLINE "A" - SEE SHEET 3 OF 3



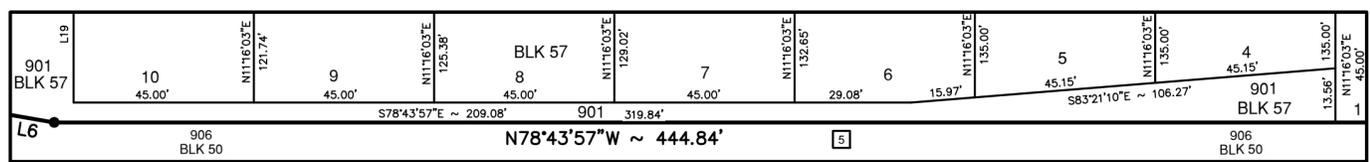
**SUBDIVISION PLAT
 OF
 4S RANCH, UNIT 10B**

A 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.

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



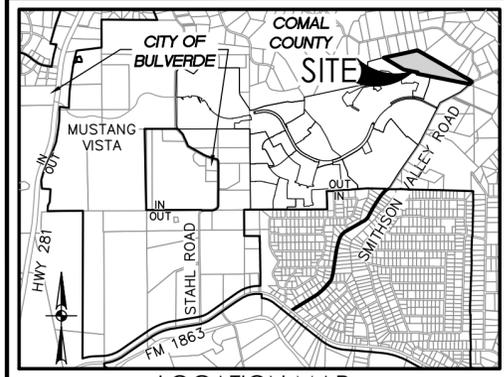
DETAIL "B"
 SCALE: 1" = 30'
 SEE THIS SHEET



DETAIL "A"
 SCALE: 1" = 30'
 SEE SHEET 2 OF 3

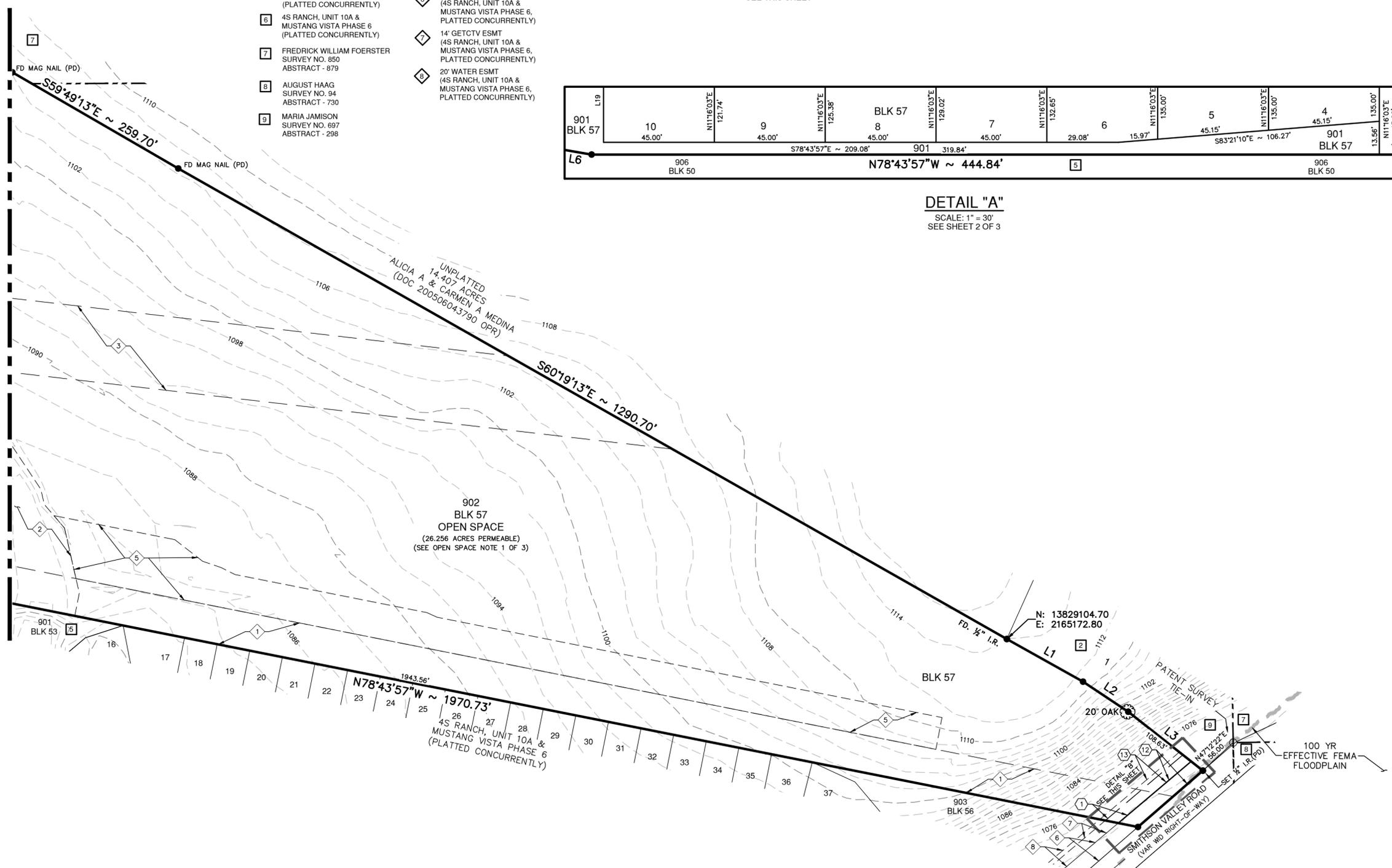
LEGEND

- | | | | |
|--------|---|---------|---|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| ESMT | EASEMENT | - | REPETITIVE BEARING AND/OR DISTANCE |
| INT | INTERSECTION | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | | |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANGE (100-YR) FLOODPLAIN | | |
| --- | ORIGINAL SURVEY/COUNTY LINE CENTERLINE | | |
| ① | 14' GETCTV EASEMENT | ◇ | 50' GAS EASEMENT (VOL 192, PG 392, OPR) (VOL 200, PG 673, OPR) |
| ⑫ | VAR WID ROW DEDICATION (0.058 ACRES) | ◇ | VAR WID DRAINAGE ESMT (VOL 200, PG 673, OPR) |
| ⑬ | 20' WATER EASEMENT | ◇ | 100' ELECTRIC AND ROW ESMT (VOL 325, PG 70-72, OPR) |
| ② | STONEY RIDGE UNIT 1 (VOL 5, PG 300-301 MPR) | ◇ | VAR WID DRAINAGE ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ③ | LOT 902 BLK 57 OPEN SPACE (26.256 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3) | ◇ | VAR WID ROW DEDICATION (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑤ | 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 (PLATTED CONCURRENTLY) | ◇ | 14' GETCTV ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑥ | 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6 (PLATTED CONCURRENTLY) | ◇ | 20' WATER ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑦ | FREDRICK WILLIAM FOERSTER SURVEY NO. 850 ABSTRACT - 879 | | |
| ⑧ | AUGUST HAAG SURVEY NO. 94 ABSTRACT - 730 | | |
| ⑨ | MARIA JAMISON SURVEY NO. 697 ABSTRACT - 298 | | |



LOCATION MAP
 NOT-TO-SCALE

MATCHLINE "A" - SEE SHEET 2 OF 3





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

REVIEW MEMORANDUM

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

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

SUBJECT: 4S Ranch, Unit 10B
Preliminary Plat Acceptance
PC-22-45

DATE: November 29, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat (dated 09/30/22) and supporting documents for the **4S Ranch, Unit 10B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). After a thorough review, Halff has no comments and recommends approval of the Unit 10B Preliminary Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

No comments – appropriate updated have been made.

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments

General Design 2.03(c)

No comments

Streets 2.04

No comments

Drainage Analysis

No comments (Unit 10B was included in Phase 5 SWMP, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION

ITEM: PC-22-46

PRELIMINARY PLAT

4S Ranch Unit 11

MEETING DATE: December 15th, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Preliminary Plat for 4S Ranch, Unit 11 Subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes of Texas Land and Construction, LTD
1922 Dry Creek Way, Ste. 101
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 17.767 ACRES OUT OF A 53.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; 0.877 ACRES OUT OF A 7.600 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032325, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OUT OF LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND CONVEYED UNTO HIDDEN TRAILS COMMUNITY ASSOCIATION, INC. BY DEED RECORDED IN DOC. NO. 201906013926, SAID OFFICIAL PUBLIC RECORDS.

Size: 21.617 acres; 30 lots

Existing Land Use: Undeveloped

Existing Zoning: Extraterritorial Jurisdiction (ETJ)

Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed preliminary plat for 4S Ranch, Unit 11 Subdivision for which a Development Agreement was approved in December 2014 and a Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 21.617 acres of vacant property and establishes 30 single family residential lots. The density class for this plat is High Density.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service will be provided by CPS Energy.

Per Section 1.04(e)(iii) of the City of Bulverde Code of Ordinances: “Approval of Master Development Plans and Preliminary Plats will expire twelve (12) months after approval unless a final plat has been filed for approval. Upon good cause, an extension of time may be granted by the City Council at its sole discretion. If an extension is not granted, then a new Master Development Plan or Preliminary Plat must be filed along with the appropriate fees for consideration and approval. Previously, the Planning & Zoning Commission recommended approval of this Preliminary Plat on February 11th, 2021. It expired on February 11th, 2022. A request for extension was submitted and denied by City Council on October 11th, 2022. As a result of the extension being denied, a new Preliminary Plat was submitted.

Halff Associates and City Staff reviewed the new Preliminary Plat submittal and had no comments. Attached herein is a review memo confirming that there were no technical changes made to the Plat from what was previously approved, but only necessary updates - such as updating dates.

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

ATTACHMENTS:

Application
Preliminary Plat
Comment Letter



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: 4S Ranch Unit No 11
 Location Description/Nearest Intersection: Southeast of Mustang Vista/Stahl Lane Intersection

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

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

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>30</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>21.62</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>		

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

DocuSigned by:

 904C110AE8D44AF
 Signature of Owner/Applicant

10/31/2022 | 8:09 AM PDT
 Date

Fees on Page 2

Fees:**Preliminary Plats**

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 12, 2022
SEPTEMBER 15, 2022	OCTOBER 11, 2022	AUGUST 16, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 15, 2022	JANUARY 10, 2023	NOVEMBER 15, 2022



Planning and Development Preliminary Plat Application Checklist

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

- 2 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
- A digital copy of Variance Requests (if any)
- 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
- 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
- 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.
- A digital copy of Lienholder's acknowledgement (if applicable)

ADDITIONAL COMMENTS

FOR OFFICE USE ONLY:		
<input type="checkbox"/> Approved (Assign Case Number)		
<input type="checkbox"/> Returned (Provide Comments)		
Reviewed by:	Date:	Case Number:
Form Date: 03.11.2022	Submittal Format:	4

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



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: September 30, 2022

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: HIDDEN TRAILS COMMUNITY ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION
RICHARD MOTT, PRESIDENT
12600 HILL COUNTRY BLVD, SUITE R-275
AUSTIN, TEXAS 78738

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-11 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

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

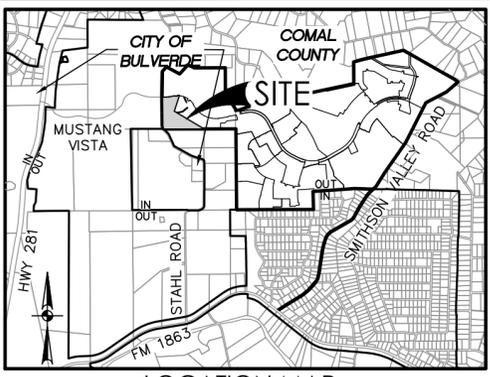
SUBDIVISION PLAT OF 4S RANCH, UNIT 11

BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 18.844 ACRES OUT OF A 753.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

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

OPEN SPACE NOTE:
LOTS 902 AND 903 BLOCK 58 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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



LOCATION MAP
NOT-TO-SCALE

C.P.S. NOTES:

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

GBRA NOTES:

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

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.999983)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES COMAL COUNTY REGULATIONS.
 2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-11 IS 754 LINEAR FEET.
 4. 4S RANCH UNIT-11 LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

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

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°51'52"E	149.12'
L2	N79°01'14"E	214.28'
L3	S89°53'00"E	84.00'
L4	N0°07'00"E	13.01'
L5	S59°07'36"E	93.23'
L6	N79°52'05"E	219.44'
L7	S39°07'01"E	21.00'
L8	S80°49'07"W	201.51'
L9	N24°45'08"W	87.99'
L10	N25°04'06"W	6.59'
L11	N0°08'21"W	50.00'
L12	S12°45'30"W	100.42'
L13	S89°50'46"W	90.27'
L14	N89°50'46"E	27.82'
L15	N12°45'30"E	88.41'
L16	N0°09'14"W	3.59'
L17	N26°21'06"E	74.39'
L18	S40°47'28"W	73.30'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	S58°14'41"W	73.23'
L20	S74°26'15"W	79.22'
L21	S89°26'27"W	51.47'
L22	S89°50'46"W	45.00'
L23	N81°50'15"W	57.65'
L24	S70°19'40"E	54.84'
L25	N39°14'49"W	87.07'
L26	N6°56'22"W	86.04'
L27	S26°36'59"E	17.02'
L28	S89°50'46"W	63.65'
L29	N0°09'14"W	49.06'
L30	S0°09'14"E	102.53'
L31	N0°09'14"W	98.45'
L32	S77°14'30"E	97.71'
L33	N89°12'17"W	23.93'
L34	S19°35'34"W	45.32'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	469.00'	10°50'38"	N84°26'33"E	88.63'	88.76'
C2	13.00'	101°05'47"	S50°25'53"E	20.08'	22.94'
C3	13.00'	88°02'01"	N44°08'01"E	18.07'	19.97'
C4	676.00'	5°39'23"	S89°01'18"E	66.71'	66.73'
C5	14.00'	52°27'20"	N63°37'06"E	12.37'	12.82'
C6	50.00'	207°49'25"	S38°41'52"E	97.07'	181.36'
C7	14.00'	52°27'20"	S38°59'10"W	12.37'	12.82'
C8	125.00'	77°05'16"	S51°18'08"W	155.78'	168.18'
C9	50.00'	257°21'52"	N38°31'42"E	78.06'	224.59'
C10	14.00'	77°21'52"	S51°28'18"E	17.50'	18.90'
C11	75.00'	77°05'16"	N51°18'08"E	93.47'	100.91'
C12	25.00'	102°54'44"	N38°41'52"W	39.11'	44.90'

THIS PLAT OF 4S RANCH, UNIT-11 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 _____

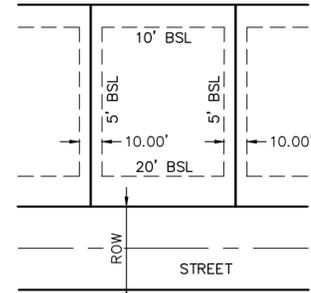
BY: _____
CHAIRPERSON

SUBDIVISION PLAT OF 4S RANCH, UNIT 11

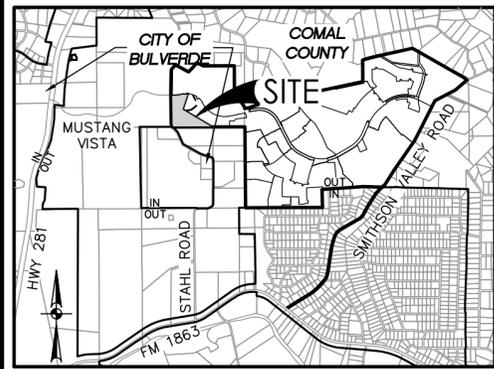
BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 18.844 ACRES OUT OF A 753.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

TYPICAL BUILDING SET-BACKS

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



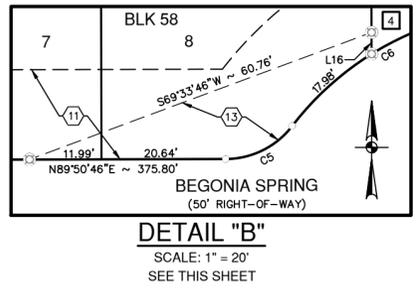
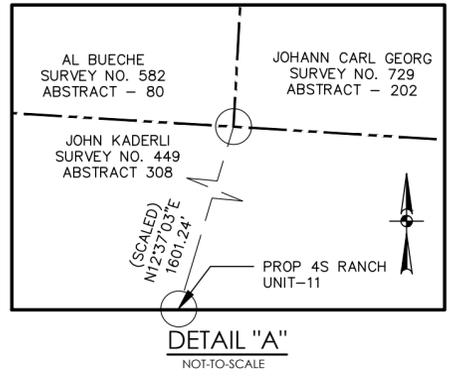
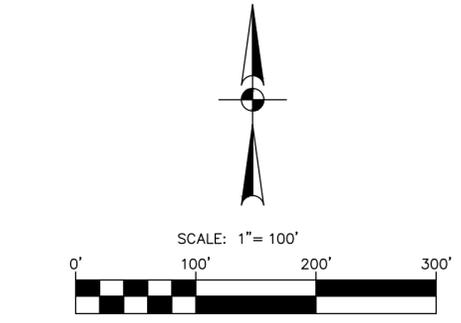
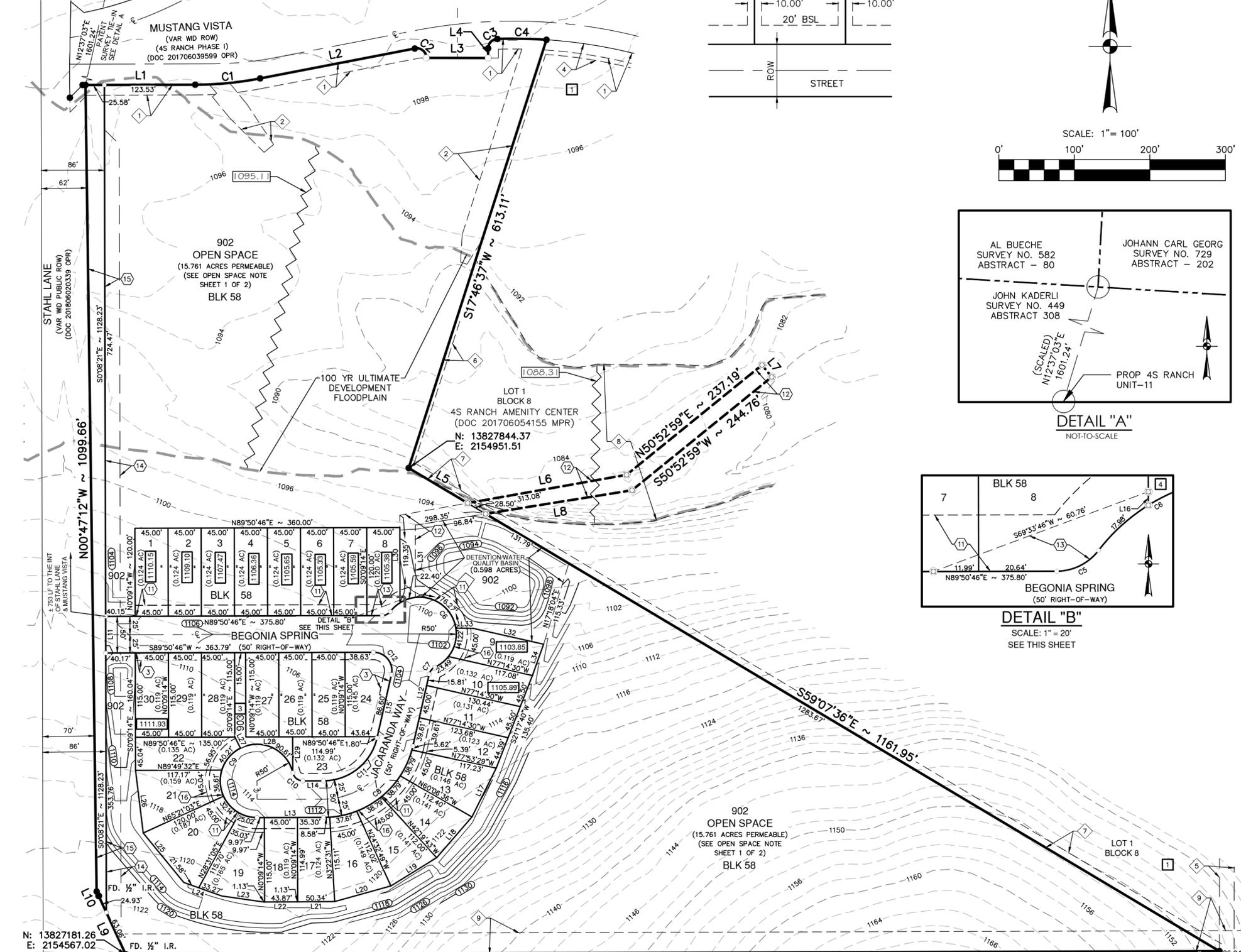
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022



LOCATION MAP

LEGEND

- | | | | |
|---------|---|---------|--|
| AC | ACRE(S) | ● | REPETITIVE BEARING AND/OR DISTANCE |
| BLK | BLOCK | ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC | DOCUMENT NUMBER | ○ | SET 1/2" IRON ROD (PD) |
| INT | INTERSECTION (SURVEYOR) | ○ | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ○ | EASEMENT POINT OF INTERSECTION |
| LF | LINEAR FEET | 1050 | WATER SURFACE ELEVATION |
| VOL | VOLUME | 1234.56 | HYDRAULIC CROSS SECTION |
| PG | PAGE(S) | | MINIMUM FINISHED FLOOR ELEVATION |
| ROW | RIGHT-OF-WAY | | |
| VAR WID | VARIABLE WIDTH | | |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | CENTERLINE | | |
| --- | ULTIMATE DEVELOPMENT 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| --- | ORIGINAL SURVEY/COUNTY LINE | | |
-
- | | | | |
|---|--|---|---|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC 201706039599 MPR) |
| ① | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | VAR WID DRAINAGE EASEMENT (DOC 201706039599 MPR) |
| ② | 21' SANITARY SEWER EASEMENT (0.214 TOTAL AC OFF-LOT) | ⑥ | VAR WID ROW DEDICATION (DOC 201806020339 MPR) |
| ③ | VAR WID SANITARY SEWER EASEMENT | ⑦ | 20' BUILDING SETBACK (DOC 201706054155 MPR) |
| ④ | 20' WATER EASEMENT | ⑧ | 20' ELECTRIC EASEMENT (DOC 201706054155 MPR) |
| ⑤ | VAR WID RIGHT-OF-WAY DEDICATION (0.493 TOTAL AC OFF-LOT) | ⑨ | 5' BUILDING SETBACK (DOC 201706054155 MPR) |
| ⑥ | 20' BUILDING SETBACK LINE | ⑩ | 10' BUILDING SETBACK (DOC 201706054155 MPR) |
| | | ⑪ | VAR WID DRAINAGE EASEMENT (DOC 201706054155 MPR) |
| | | ⑫ | VAR WID ELECTRIC EASEMENT (DOC 201706003181 OPR) |
| | | ⑬ | 4S RANCH AMENITY CENTER (DOC 201706054155 MPR) |
| | | ⑭ | JOHANN RITTMANN SURVEY NUMBER 579 ABSTRACT - 500 |
| | | ⑮ | LOT 903 BLOCK 58 OPEN SPACE |
| | | ⑯ | 0.069 ACRES PERMEABLE SEE OPEN SPACE NOTE SHEET 1 OF 2 |
| | | ⑰ | LOT 902 BLOCK 58 OPEN SPACE |
| | | ⑱ | 15.761 ACRES PERMEABLE SEE OPEN SPACE NOTE SHEET 1 OF 2 |



REVIEW MEMORANDUM

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

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

SUBJECT: 4S Ranch, Unit 11
Preliminary Plat Acceptance
PC-22-46

DATE: November 29, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat (dated 1/11/21) and supporting documents for the **4S Ranch, Unit 11** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal. After a thorough review, Halff has no comments and recommends approval of the Unit 11 Preliminary Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

No comments – appropriate updated have been made.

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments

General Design 2.03(c)

No comments

Streets 2.04

No comments

Drainage Analysis

No comments (Unit 10B was included in Phase 5 SWMP, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-22-31
FINAL PLAT
4S RANCH UNIT 8B

MEETING DATE: December 15, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Reconsideration of a Final Plat for the 4S Ranch Unit 8B subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007929, OF THE OFFICIAL PUBLIC RECORD OF COMAL COUNTY, TEXAS. OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS
Size: 39.184 acres; 77 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Unit 8B of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) was subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 39.18 acres of vacant property and establishes 77 single-family residential lots. The density class for this plat is high-density.

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. A portion of this Final Plat falls within the 100-year floodplain.

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

The application and Final Plat was reviewed by Halff Associates and City Staff. All comments made during review were addressed. Previously, the Planning & Zoning Commission recommended denial of this Final Plat due to the subdivision having an expired Preliminary Plat - which has since had a new Preliminary Plat applied for and considered earlier in this meeting. Therefore, Staff recommends approval of this Final Plat.

ATTACHMENTS:

Application

Master Development Plan

Final Plat

Halff Review Memo



APPLICATION FOR FINAL PLAT

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

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

1. Name of Subdivision: 4S Ranch Unit No 8B
Location Description/Nearest Intersection: Approximately 1.7 miles Southeast of Mustang Vista/Stalh Lane Intersection

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

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

4. Property Details:

City Limits:	<input type="checkbox"/> In	<input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>77</u>		100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>39.18</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>			<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>			

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

DocuSigned by:
Richard Mott
904C110AE8D14AF...
Signature of Owner/Applicant

9/2/2022 | 12:42 PM PDT
Date

Fees and Submittal Dates on Page 2

Fees:**Final Plats**

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

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



Planning and Development Final Plat Application Checklist

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

- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final 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
 - SICP Fee
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School



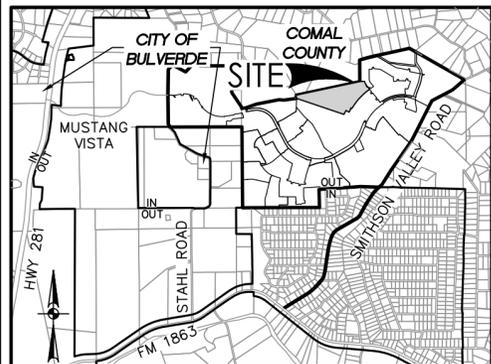
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022

SUBDIVISION PLAT OF 4S RANCH, UNIT 8B

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

DETENTION AND RETENTION FACILITIES NOTE:
THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.
OPEN SPACE NOTE:
LOT 902, BLOCK 50 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

LOMRS WITH FEMA APPROVAL:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON MARCH 15, 2022 (CASE NO. 21-06-1446P). WATER SURFACE ELEVATIONS SHOWN ARE BASED ON THE 100-YEAR CORRECTED EFFECTIVE MODEL FOR LEWIS CREEK FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LOCATION MAP
NOT-TO-SCALE

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

SURVEYOR'S NOTES:
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON RODS CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.99983)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES AND COMAL COUNTY REGULATIONS.
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-8B IS 2,439 LINEAR FEET.
4. 4S RANCH UNIT-8B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

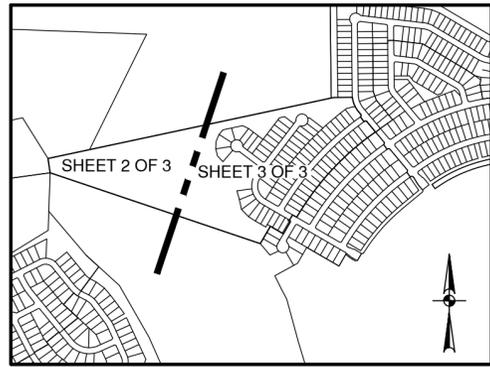
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°52'48"E	22.65'
L2	N89°21'50"E	152.98'
L3	S39°53'04"E	29.04'
L4	S35°42'38"E	50.00'
L5	S39°53'04"E	112.44'
L6	S53°55'39"W	81.55'
L7	S52°07'05"W	62.94'
L8	S50°30'55"W	62.94'
L9	S48°54'45"W	62.94'
L10	S47°18'35"W	62.92'
L11	S45°42'26"W	62.94'
L12	S44°06'16"W	62.94'
L13	S42°30'07"W	62.92'
L14	S40°53'58"W	62.94'
L15	S39°17'47"W	62.95'
L16	S37°41'37"W	62.93'
L17	S36°05'29"W	62.75'
L18	S34°29'35"W	63.11'
L19	S32°53'10"W	62.93'
L20	S31°53'07"W	75.87'
L21	N59°49'11"W	39.74'
L22	S30°10'49"W	50.00'
L23	S30°10'49"W	111.00'
L24	N59°49'11"W	125.00'
L25	S31°52'19"W	56.79'
L26	S59°49'11"E	70.90'
L27	N37°10'41"E	47.54'
L28	N52°49'19"W	202.12'
L29	S52°49'19"E	202.12'
L30	S59°49'11"E	114.24'
L31	N31°52'19"E	59.09'
L32	N77°55'50"E	68.82'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N51°14'01"E	52.18'
L34	N49°50'43"E	52.18'
L35	N48°40'22"E	52.18'
L36	N47°30'01"E	52.18'
L37	N46°19'41"E	52.18'
L38	N45°09'20"E	52.18'
L39	N43°59'00"E	52.18'
L40	N42°48'39"E	51.80'
L41	N41°38'48"E	52.55'
L42	N40°27'58"E	52.18'
L43	N39°17'37"E	52.18'
L44	N38°07'16"E	52.18'
L45	N36°56'56"E	52.18'
L46	N35°46'35"E	52.18'
L47	N34°36'13"E	52.18'
L48	N33°25'54"E	52.14'
L49	N32°15'55"E	51.64'
L50	N31°05'19"E	68.10'
L51	N29°54'34"W	67.33'
L52	N44°27'12"W	83.65'
L53	N12°30'51"W	84.01'
L54	N14°56'16"W	20.16'
L55	N14°57'37"W	56.55'
L56	N43°21'08"W	64.90'
L57	N13°49'17"W	61.96'
L58	N2°54'50"E	62.17'
L59	N22°34'43"E	62.33'
L60	N41°12'13"E	50.93'
L61	S64°07'02"E	55.34'
L62	N77°55'40"E	45.46'
L63	N88°14'51"E	15.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	33°50'08"	S22°58'00"E	130.95'	132.87'
C2	14.00'	94°10'19"	S71°02'06"W	20.51'	23.01'
C3	2375.00'	0°08'17"	N54°21'23"E	5.73'	5.73'
C4	14.00'	85°41'25"	S82°43'46"E	19.04'	20.94'
C5	14.00'	90°00'00"	S14°49'11"E	19.80'	21.99'
C6	2375.00'	22°24'55"	S43°04'46"W	923.24'	929.15'
C7	14.00'	91°41'30"	S13°58'26"E	20.09'	22.40'
C8	175.00'	96°59'52"	N11°19'15"W	262.13'	296.26'
C9	14.00'	90°00'00"	N7°49'19"W	19.80'	21.99'
C10	14.00'	52°27'20"	N79°03'00"W	12.37'	12.82'
C11	50.00'	284°54'41"	N37°10'41"E	60.94'	248.63'
C12	14.00'	52°27'20"	S26°35'39"E	12.37'	12.82'
C13	14.00'	90°00'00"	N82°10'41"E	19.80'	21.99'
C14	14.00'	38°37'26"	N17°51'58"E	9.26'	9.44'
C15	50.00'	282°40'49"	S40°06'21"E	62.47'	246.69'
C16	14.00'	64°03'22"	S69°12'22"W	14.85'	15.65'
C17	125.00'	96°59'52"	S11°19'15"E	187.24'	211.62'
C18	14.00'	88°18'30"	N76°01'34"E	19.50'	21.58'
C19	2425.00'	22°24'55"	N43°04'47"E	942.67'	948.71'



INDEX MAP
SCALE: 1"= 1000'

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF 4S RANCH, UNIT-8B 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
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

THIS PLAT OF 4S RANCH, UNIT-8B 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 _____

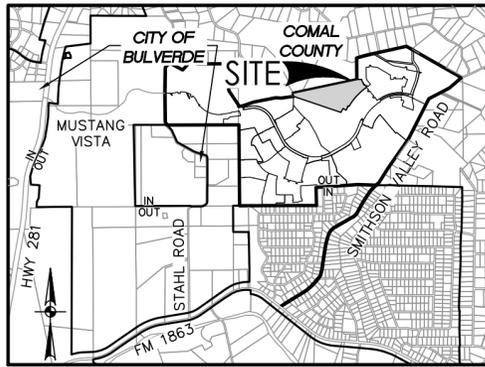
BY: _____
CHAIRPERSON

**SUBDIVISION PLAT
OF
4S RANCH, UNIT 8B**

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.



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: September 30, 2022



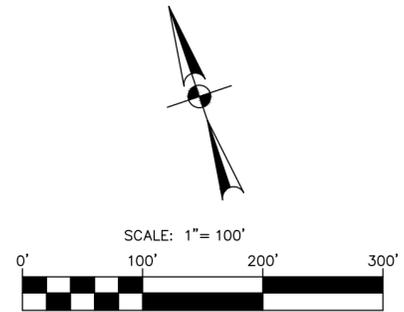
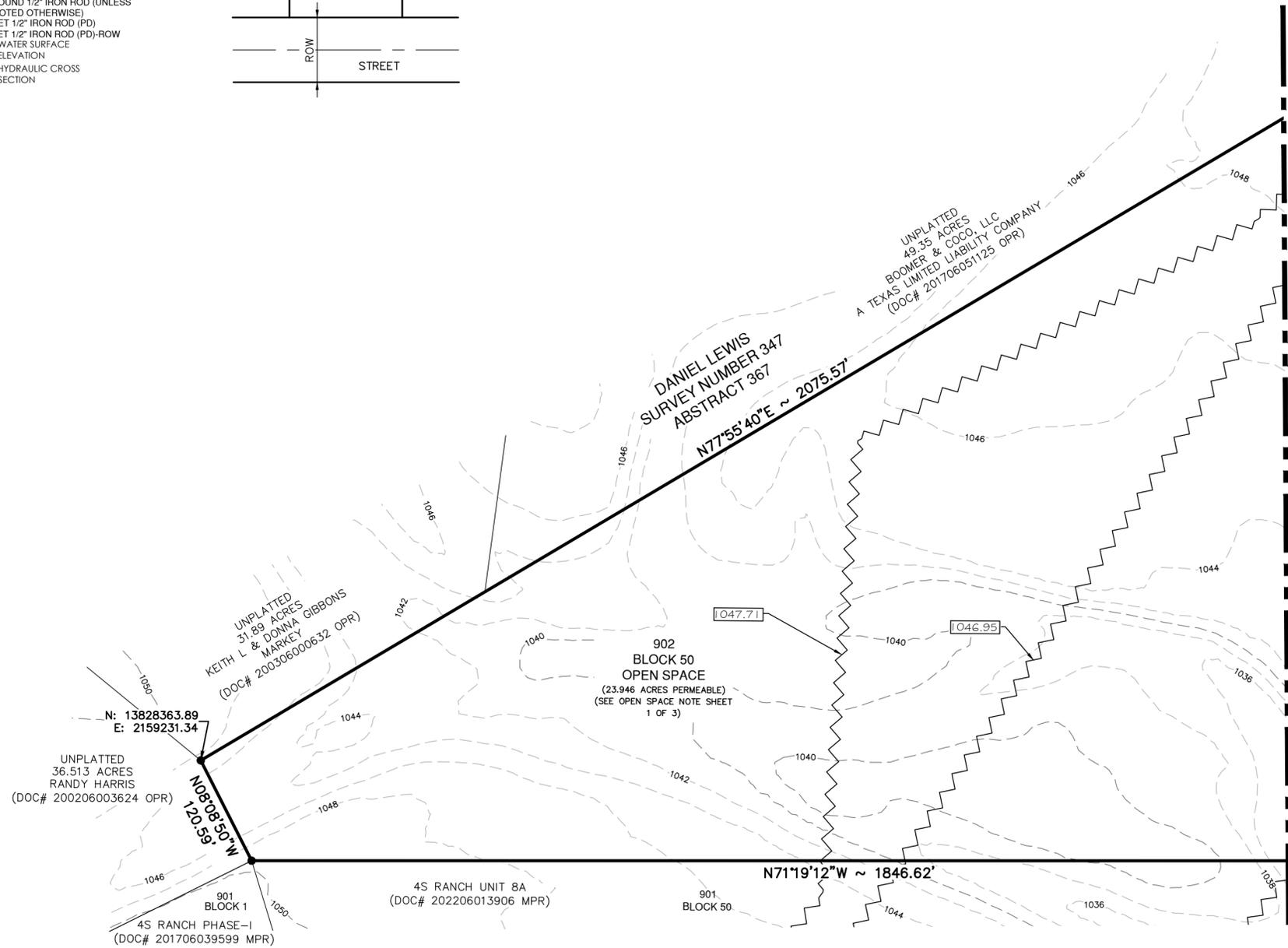
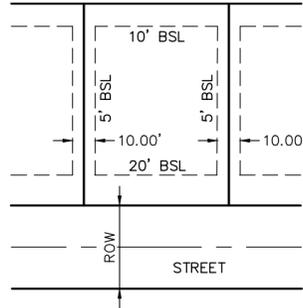
LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		1050	WATER SURFACE ELEVATION
			HYDRAULIC CROSS SECTION
- - - 1140	EXISTING CONTOURS		
- - - 1140	PROPOSED CONTOURS		
- - -	ORIGINAL SURVEY / COUNTY LINE		

TYPICAL BUILDING SET-BACKS

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





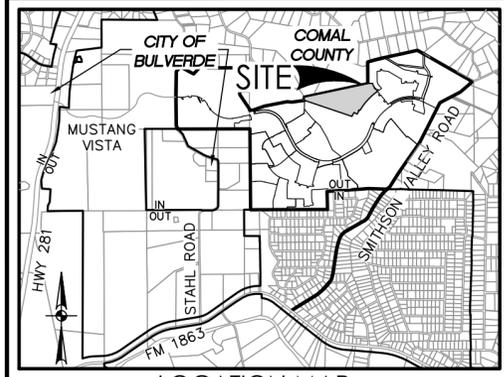
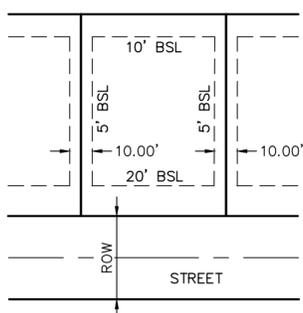
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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SUBDIVISION PLAT OF 4S RANCH, UNIT 8B

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LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| --- | 1140 EXISTING CONTOURS | --- | ROW RIGHT-OF-WAY |
| --- | 1140 PROPOSED CONTOURS | INT | INTERSECTION |
| --- | ORIGINAL SURVEY / COUNTY LINE | LF | LINEAR FEET |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | 1050 | WATER SURFACE ELEVATION |
| --- | 100-YR LOMR FLOODPLAIN (CASE NO. 21-06-1446P) | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| ③ | 10' GETCTV ESMT | | |
| ④ | 15' GETCTV ESMT | | |
| ⑤ | 10' SANITARY SEWER ESMT | | |
| ⑥ | 28' GETCTV ESMT (DOC# 202106023856 MPR) | | |
| ⑦ | VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR) | | |
| ⑧ | VAR WID GETCTV ESMT (4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 PLATTED CONCURRENTLY) | | |
| ⑨ | 10' GETCTV ESMT (DOC# 202206013924 MPR) | | |
| ⑩ | 10' GETCTV ESMT (DOC# 202206013906 MPR) | | |

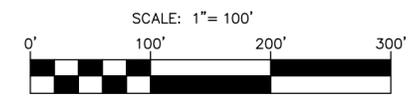
MATCHLINE "A" - SEE SHEET 2 OF 3



902 BLOCK 50 OPEN SPACE (23.946 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 3)

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

N: 13827653.19
E: 2160997.48



REVIEW MEMORANDUM

TO: Dane Wright, PE
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: 4S Ranch, Unit 8B
Final Plat Acceptance
PC-22-31

DATE: December 2, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 09/30/2022) and supporting documents for the **4S Ranch, Unit 8B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The items noted in blue below have been revised to address comments. After careful review of the revised information, Halff has no further comments and recommends approval at the next available opportunity.

Plat specifications, Ordinance Section 1.05(b)

1. Provide updated status of LOMR approval by FEMA and update floodplain note if applicable.
[Comment resolved.](#)

Plat Supporting Documents, Ordinance Section 1.04(d)

1. (ii)(f) Cost Estimate do not match the submitted LOC documents. [Updated LOC required prior to Final Plat recordation.](#)
2. (ii)(o) Deed restrictions or homeowner association documents required with final plat application.
[Comment resolved.](#)
3. (ii)(s) Lienholder's acknowledgement of plat recordation required. Deed shows two liens (Texas Community Bank & 633-4S Ranch, LTD/Stahl Lane, LTD). [Comment resolved.](#)
4. 1.04(e)(iii) Preliminary plat for this project was approved on December 28, 2020, and expires after 12 months if a final plat has not been filed. Extension needs to be submitted for approval by City Council. *10/4 -Request for extension received. City staff to process for City Council consideration.*
[12/2 – Request for extension denied by Council. Preliminary Plat has been resubmitted and approved.](#)

General Design 2.03(c)

No comments – matches approved preliminary plat



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

Streets 2.04

No comments – matches approved preliminary plat

Drainage Analysis

No comments (Unit 8B was included in Phase 5 SWMP, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-22-32
FINAL PLAT
4S RANCH UNIT 10B

MEETING DATE: December 15th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Reconsideration of a Final Plat for the 4S Ranch Unit 10B subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND TE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY TEXAS.
Size: 36.167 acres; 50 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

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

ANALYSIS:

This proposed Final Plat is for approximately 36.167 acres of vacant property and establishes 50 single-family residential lots. The density class for this plat is high-density.

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

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

The application and Final Plat was reviewed by Halff Associates and City Staff. All comments made during review were addressed. Previously, the Planning & Zoning Commission recommended denial of this Final Plat due to the subdivision having an expired Preliminary Plat - which has since had a new Preliminary Plat applied for and considered earlier in this meeting. Therefore, Staff recommends approval of this Final Plat.

ATTACHMENTS:

Application
Master Development Plan
Final Plat
Halff Review Memo



APPLICATION FOR FINAL PLAT

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

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

1. Name of Subdivision: 4S Ranch Unit No 10B
 Location Description/Nearest Intersection: Approximately 2.1 miles Southeast of Mustang Vista/Stalh Lane Intersection

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

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

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>50</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>36.11</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>		

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

DocuSigned by:

 904C110AE8D12AF...
Signature of Owner/Applicant

9/2/2022 | 12:42 PM PDT
Date

Fees and Submittal Dates on Page 2

Fees:**Final Plats**

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

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



Planning and Development Final Plat Application Checklist

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

- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final 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
 - SICP Fee
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School

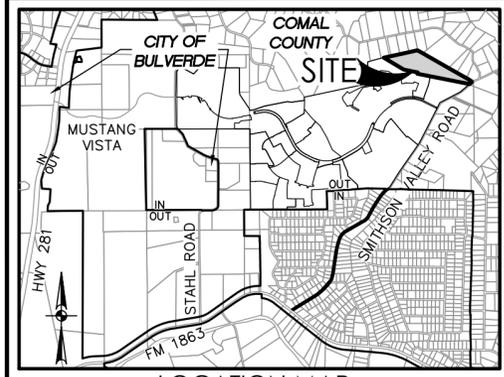


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OPEN SPACE NOTE:
LOTS 901 AND 902, BLOCK 57, ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.



LOCATION MAP
NOT-TO-SCALE

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

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

SURVEYOR'S NOTES:
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.99983)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES COMAL COUNTY REGULATIONS.
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH, UNIT 10B IS 1826 LINEAR FEET.
4. 4S RANCH, UNIT 10B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

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

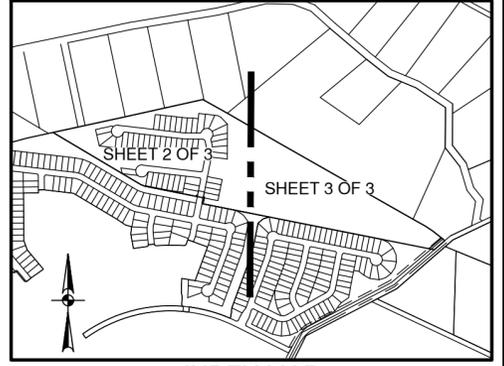
ERIC J SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR, #6527
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S60°41'39"E	118.25'
L2	S56°18'14"E	73.59'
L3	S51°37'14"E	128.82'
L4	N11°16'03"E	50.00'
L5	N78°43'57"W	50.00'
L6	N68°58'57"W	35.74'
L7	N11°16'03"E	142.41'
L8	N11°35'54"W	29.78'
L9	N89°13'54"W	143.96'
L10	S89°13'54"E	121.12'
L11	S11°35'54"E	33.77'
L12	N13°43'21"W	48.00'
L13	S44°34'28"E	12.28'
L14	N77°20'59"E	11.96'
L15	S89°13'54"E	45.24'
L16	S83°21'13"E	45.00'
L17	S60°46'01"E	28.01'
L18	S44°15'06"E	78.95'
L19	N11°16'03"E	115.94'
L20	N87°52'37"W	45.14'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	94°37'16"	N36°02'35"W	22.05'	24.77'
C2	14.00'	77°21'52"	S57°57'52"W	17.50'	18.90'
C3	50.00'	257°21'52"	N32°02'08"W	78.06'	224.59'
C4	15.00'	85°22'44"	N53°57'25"E	20.34'	22.35'
C5	175.00'	22°51'57"	N0°09'55"W	69.38'	69.84'
C6	25.00'	77°38'00"	N50°24'54"W	31.34'	33.87'
C7	225.00'	5°52'41"	N86°17'33"W	23.07'	23.08'
C8	15.00'	76°39'29"	S58°19'03"W	18.61'	20.07'
C9	50.00'	256°39'29"	N31°40'57"W	78.45'	223.98'
C10	175.00'	5°52'41"	S86°17'33"E	17.95'	17.95'
C11	15.00'	67°02'51"	N57°14'41"E	16.57'	17.55'
C12	50.00'	196°42'03"	S57°55'43"E	98.94'	171.65'
C13	15.00'	52°01'12"	S14°24'43"W	13.16'	13.62'
C14	225.00'	22°51'57"	S0°09'55"E	89.20'	89.79'

THIS PLAT OF 4S RANCH, UNIT-10B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON



INDEX MAP
SCALE: 1" = 1000'

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

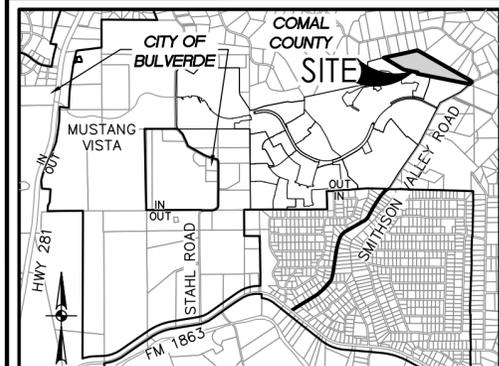
THIS PLAT OF 4S RANCH, UNIT-10B WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE _____ DAY OF _____, 20____. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE _____ DAY OF _____, 2021
BY: _____
PLANNING DIRECTOR

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



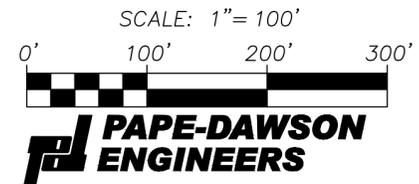
LOCATION MAP NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	LF	LINEAR FEET
INT	INTERSECTION	-	REPETITIVE BEARING
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
---	1140 EXISTING CONTOURS		
---	1140 PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	ORIGINAL SURVEY/COUNTY LINE CENTERLINE		
③	10' GETCTV EASEMENT	◇	50' GAS EASEMENT (VOL 192, PG 392, OPR) (VOL 200, PG 673, OPR)
⑪	15' GETCTV EASEMENT	◇	VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR)
1	UNPLATTED 14.407 ACRES ALICIA A & CARMEN A MEDINA (DOC 200506043790 OPR)	◇	100' ELECTRIC AND ROW ESMT (VOL 325, PG 70-72, OPR)
2	STONEY RIDGE UNIT 1 (VOL 5, PG 300-301 MPR)	◇	10' GETCTV ESMT (4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5, PLATTED CONCURRENTLY)
3	LOT 902 BLK 57 OPEN SPACE (26.256 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3)		
4	LOT 901 BLK 57 OPEN SPACE (0.230 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3)		
7	FREDRICK WILLIAM FOERSTER SURVEY NO. 850 ABSTRACT - 879		
9	MARIA JAMISON SURVEY NO. 697 ABSTRACT - 298		
10	± 152 LF TO THE INT OF SHRUBLAND DR & COMPANION RD		

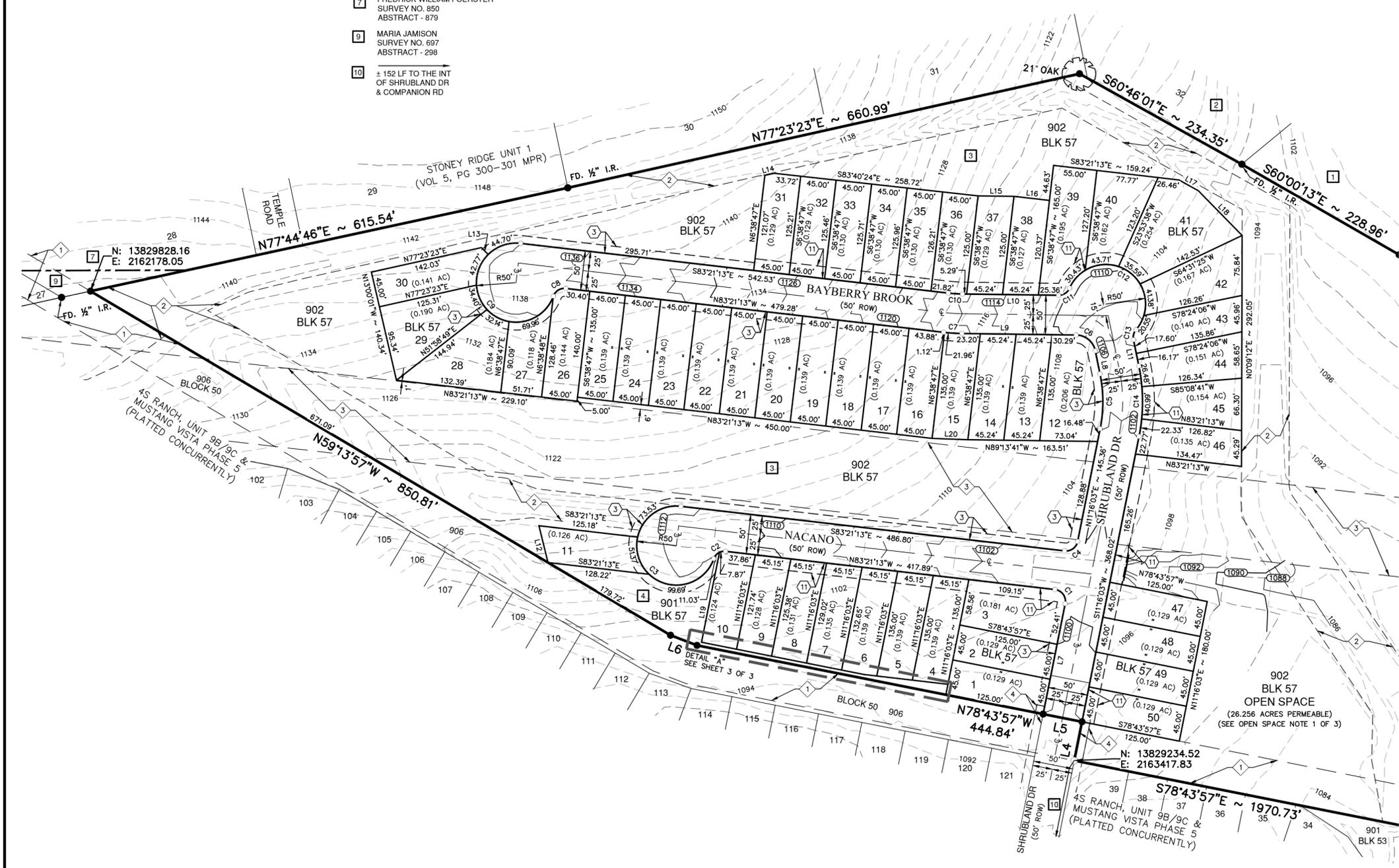
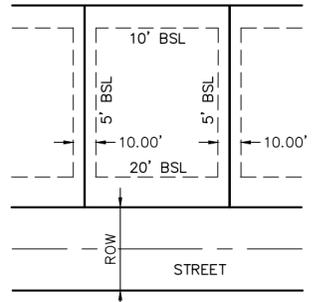
SUBDIVISION PLAT OF 4S RANCH, UNIT 10B

A 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.

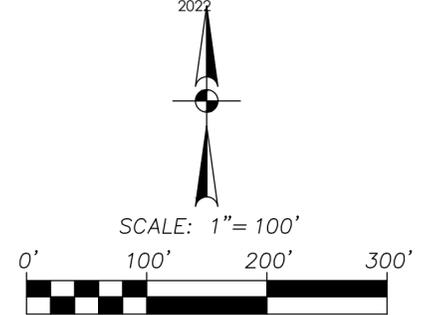


TYPICAL BUILDING SET-BACKS

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



MATCHLINE "A" - SEE SHEET 3 OF 3

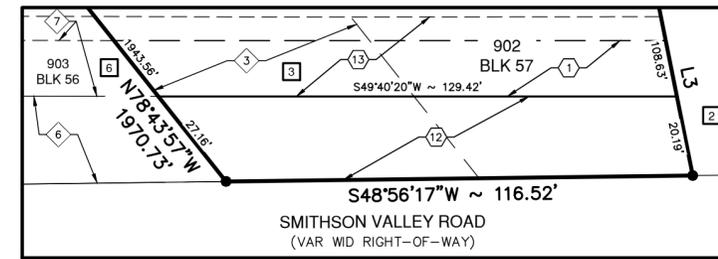
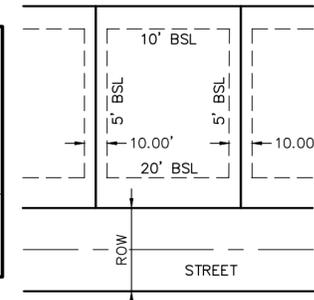


**SUBDIVISION PLAT
 OF
 4S RANCH, UNIT 10B**

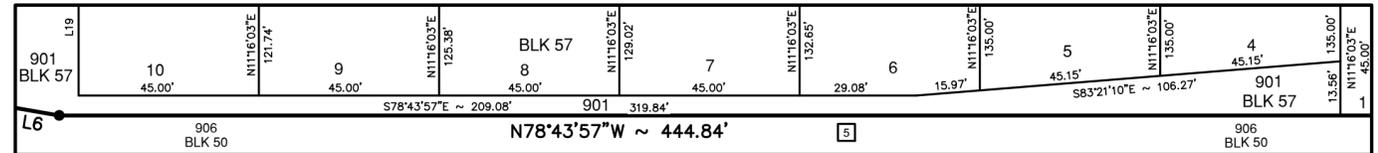
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TYPICAL BUILDING SET-BACKS

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



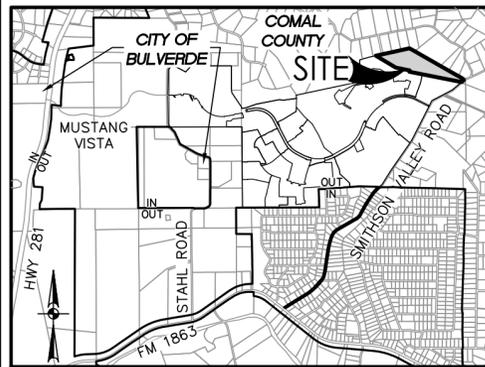
DETAIL "B"
 SCALE: 1" = 30'
 SEE THIS SHEET



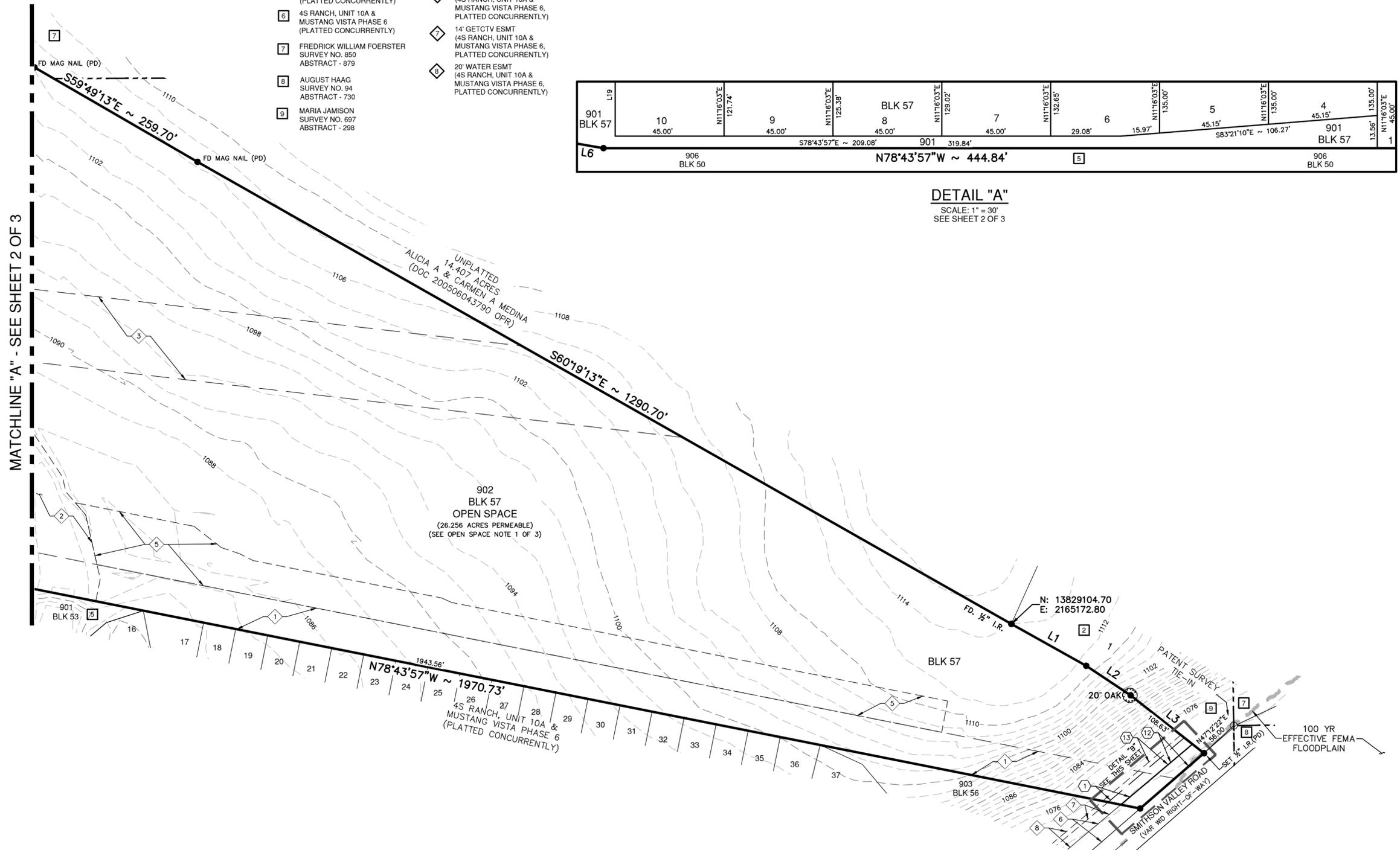
DETAIL "A"
 SCALE: 1" = 30'
 SEE SHEET 2 OF 3

LEGEND

- | | | | |
|-----------|---|---------|---|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| ESMT | EASEMENT | - | REPETITIVE BEARING AND/OR DISTANCE |
| INT | INTERSECTION | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | | |
| --- | EXISTING CONTOURS | | |
| - - - | PROPOSED CONTOURS | | |
| - · - · - | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANGE (100-YR) FLOODPLAIN | | |
| - - - - - | ORIGINAL SURVEY/COUNTY LINE CENTERLINE | | |
| ① | 14' GETCTV EASEMENT | ◇ | 50' GAS EASEMENT (VOL 192, PG 392, OPR) (VOL 200, PG 673, OPR) |
| ⑫ | VAR WID ROW DEDICATION (0.058 ACRES) | ◇ | VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR) |
| ⑬ | 20' WATER EASEMENT | ◇ | 100' ELECTRIC AND ROW ESMT (VOL 325, PG 70-72, OPR) |
| ② | STONEY RIDGE UNIT 1 (VOL 5, PG 300-301 MPR) | ◇ | VAR WID DRAINAGE ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ③ | LOT 902 BLK 57 OPEN SPACE (26.256 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3) | ◇ | VAR WID ROW DEDICATION (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑤ | 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 (PLATTED CONCURRENTLY) | ◇ | 14' GETCTV ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑥ | 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6 (PLATTED CONCURRENTLY) | ◇ | 20' WATER ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑦ | FREDRICK WILLIAM FOERSTER SURVEY NO. 850 ABSTRACT - 879 | | |
| ⑧ | AUGUST HAAG SURVEY NO. 94 ABSTRACT - 730 | | |
| ⑨ | MARIA JAMISON SURVEY NO. 697 ABSTRACT - 298 | | |



LOCATION MAP
 NOT-TO-SCALE



MATCHLINE "A" - SEE SHEET 2 OF 3

REVIEW MEMORANDUM

TO: Dane Wright, PE
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: 4S Ranch, Unit 10B
Final Plat Acceptance
PC-22-32

DATE: December 2, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 09/30/22) and supporting documents for the **4S Ranch, Unit 10B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The items noted in blue below have been revised to address comments. After careful review of the revised information, Halff has no further comments and recommends approval at the next available opportunity.

Plat specifications, Ordinance Section 1.05(b)

No comments

Plat Supporting Documents, Ordinance Section 1.04(d)

1. (ii)(f) Cost Estimate do not match the submitted LOC documents. [Updated LOC required prior to Final Plat recordation.](#)
2. (ii)(o) Deed restrictions or homeowner association documents required with final plat application. [Comment resolved.](#)
3. (ii)(s) Lienholder's acknowledgement of plat recordation required. Deed shows two liens (Texas Community Bank & 633-4S Ranch, LTD/Stahl Lane, LTD). [Comment resolved.](#)
4. 1.04(e)(iii) Preliminary plat for this project was approved on December 1, 2020, and expires after 12 months if a final plat has not been filed. Extension needs to be submitted for approval by City Council. *10/4 -Request for extension received. City staff to process for City Council consideration.* [12/2 – Request for extension denied by Council. Preliminary Plat has been resubmitted and approved.](#)

General Design 2.03(c)

No comments – matches approved preliminary plat



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

Streets 2.04

No comments – matches approved preliminary plat

Drainage Analysis

No comments (Unit 10B was included in Phase 5 SWMP, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-22-33
FINAL PLAT
4S RANCH UNIT 11

MEETING DATE: December 15th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Reconsideration of a Final Plat for the 4S Ranch Unit 11 subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 17.767 ACRES OUT OF A 53.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; 0.877 ACRES OUT OF A 7.600 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032325, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OUT OF LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND CONVEYED UNTO HIDDEN TRAILS COMMUNITY
Size: 21.617 acres; 30 lots

Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Unit 11 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) was subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 21.617 acres of vacant property and establishes 30 single-family residential lots. The density class for this plat is high-density.

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. A portion of this Final Plat falls within the 100-year floodplain.

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

The application and Final Plat was reviewed by Halff Associates and City Staff. All comments made during review were addressed. Previously, the Planning & Zoning Commission recommended denial of this Final Plat due to the subdivision having an expired Preliminary Plat - which has since had a new Preliminary Plat applied for and considered earlier in this meeting. Therefore, Staff recommends approval of this Final Plat.

ATTACHMENTS:

Application
Master Development Plan
Final Plat
Halff Review Memo



APPLICATION FOR FINAL PLAT

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

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

1. Name of Subdivision: 4S Ranch Unit No 11
 Location Description/Nearest Intersection: Southeast of Mustang Vista/Stalh Lane Intersection

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

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

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>30</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>21.62</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>		

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

DocuSigned by:

 904C110AE8D14AF...
Signature of Owner/Applicant

9/2/2022 | 12:42 PM PDT
Date

Fees and Submittal Dates on Page 2

Fees:**Final Plats**

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

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



Planning and Development Final Plat Application Checklist

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

- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final 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
 - SICP Fee
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School



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: September 30, 2022

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: HIDDEN TRAILS COMMUNITY ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION
RICHARD MOTT, PRESIDENT
12600 HILL COUNTRY BLVD, SUITE R-275
AUSTIN, TEXAS 78738

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-11 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

STATE OF TEXAS
COUNTY OF COMAL

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

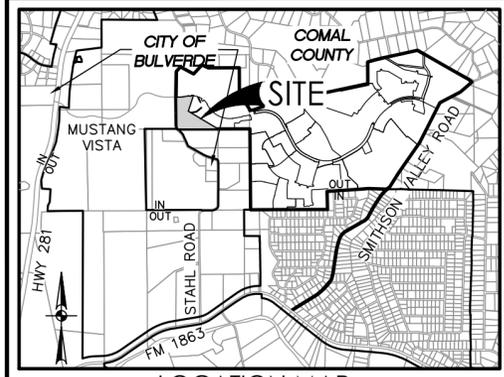
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

SUBDIVISION PLAT OF 4S RANCH, UNIT 11

BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 18.844 ACRES OUT OF A 753.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

DETENTION AND RETENTION FACILITIES NOTE:
THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.
OPEN SPACE NOTE:
LOTS 902 AND 903 BLOCK 58 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.



LOCATION MAP
NOT-TO-SCALE

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

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

SURVEYOR'S NOTES:
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.999983)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES COMAL COUNTY REGULATIONS.
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-11 IS 754 LINEAR FEET.
4. 4S RANCH UNIT-11 LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

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

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°51'52"E	149.12'
L2	N79°01'14"E	214.28'
L3	S89°53'00"E	84.00'
L4	N0°07'00"E	13.01'
L5	S59°07'36"E	93.23'
L6	N79°52'05"E	219.44'
L7	S39°07'01"E	21.00'
L8	S80°49'07"W	201.51'
L9	N24°45'08"W	87.99'
L10	N25°04'06"W	6.59'
L11	N0°08'21"W	50.00'
L12	S12°45'30"W	100.42'
L13	S89°50'46"W	90.27'
L14	N89°50'46"E	27.82'
L15	N12°45'30"E	88.41'
L16	N0°09'14"W	3.59'
L17	N26°21'06"E	74.39'
L18	S40°47'28"W	73.30'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	S58°14'41"W	73.23'
L20	S74°26'15"W	79.22'
L21	S89°26'27"W	51.47'
L22	S89°50'46"W	45.00'
L23	N81°50'15"W	57.65'
L24	S70°19'40"E	54.84'
L25	N39°14'49"W	87.07'
L26	N6°56'22"W	86.04'
L27	S26°36'59"E	17.02'
L28	S89°50'46"W	63.65'
L29	N0°09'14"W	49.06'
L30	S0°09'14"E	102.53'
L31	N0°09'14"W	98.45'
L32	S77°14'30"E	97.71'
L33	N89°12'17"W	23.93'
L34	S19°35'34"W	45.32'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	469.00'	10°50'38"	N84°26'33"E	88.63'	88.76'
C2	13.00'	101°05'47"	S50°25'53"E	20.08'	22.94'
C3	13.00'	88°02'01"	N44°08'01"E	18.07'	19.97'
C4	676.00'	5°39'23"	S89°01'18"E	66.71'	66.73'
C5	14.00'	52°27'20"	N63°37'06"E	12.37'	12.82'
C6	50.00'	207°49'25"	S38°41'52"E	97.07'	181.36'
C7	14.00'	52°27'20"	S38°59'10"W	12.37'	12.82'
C8	125.00'	77°05'16"	S51°18'08"W	155.78'	168.18'
C9	50.00'	257°21'52"	N38°31'42"E	78.06'	224.59'
C10	14.00'	77°21'52"	S51°28'18"E	17.50'	18.90'
C11	75.00'	77°05'16"	N51°18'08"E	93.47'	100.91'
C12	25.00'	102°54'44"	N38°41'52"W	39.11'	44.90'

THIS PLAT OF 4S RANCH, UNIT-11 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 _____

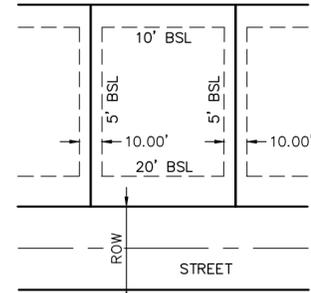
BY: _____
CHAIRPERSON

SUBDIVISION PLAT OF 4S RANCH, UNIT 11

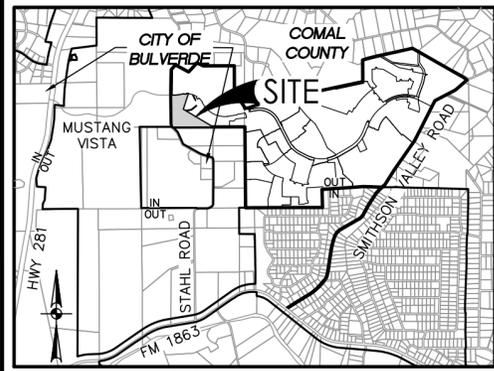
BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 18.844 ACRES OUT OF A 753.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

TYPICAL BUILDING SET-BACKS

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



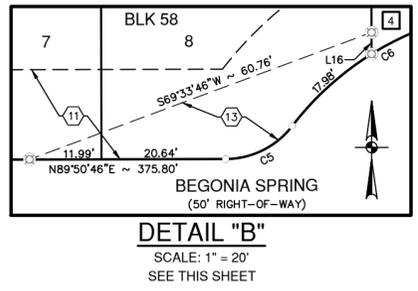
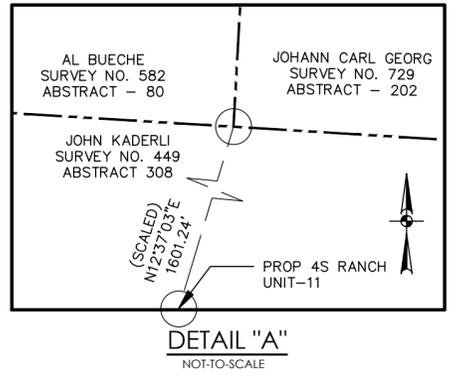
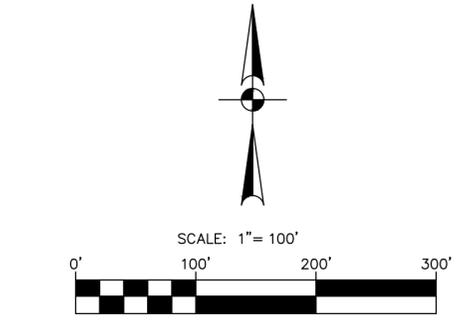
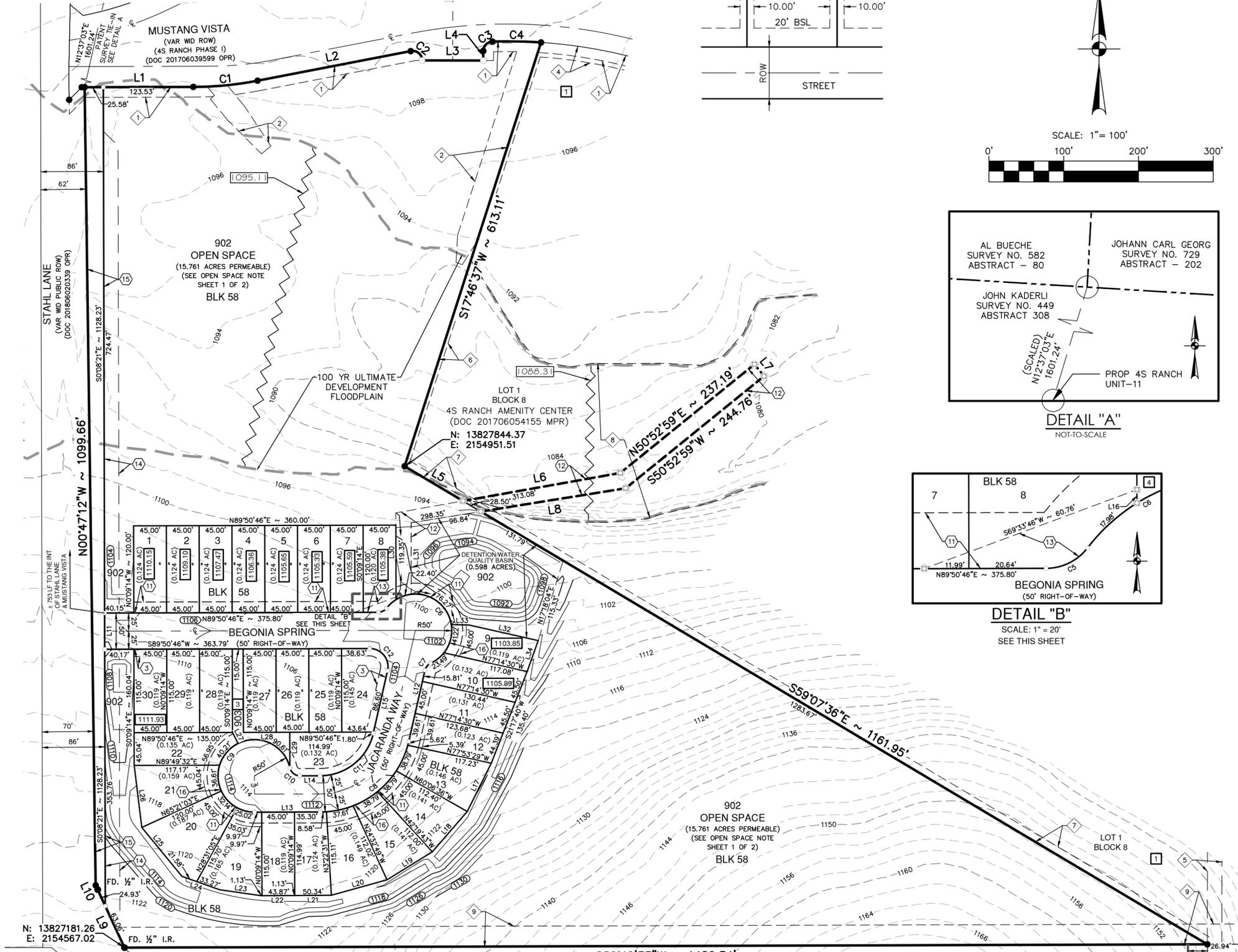
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022



LOCATION MAP

LEGEND

- | | | | |
|---------|---|---------|---|
| AC | ACRE(S) | ● | REPETITIVE BEARING AND/OR DISTANCE |
| BLK | BLOCK | ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC | DOCUMENT NUMBER | ○ | SET 1/2" IRON ROD (PD) |
| INT | INTERSECTION (SURVEYOR) | ○ | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ⊗ | EASEMENT POINT OF INTERSECTION |
| LF | LINEAR FEET | 1050 | WATER SURFACE ELEVATION |
| VOL | VOLUME | 1234.56 | HYDRAULIC CROSS SECTION |
| PG | PAGE(S) | | MINIMUM FINISHED FLOOR ELEVATION |
| ROW | RIGHT-OF-WAY | | |
| VAR WID | VARIABLE WIDTH | | |
| --- | 1140' EXISTING CONTOURS | | |
| --- | 1140' PROPOSED CONTOURS | | |
| --- | CENTERLINE | | |
| --- | ULTIMATE DEVELOPMENT 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| --- | ORIGINAL SURVEY/COUNTY LINE | | |
| ⑤ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC 201706039599 MPR) |
| ⑥ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | VAR WID DRAINAGE EASEMENT (DOC 201706039599 MPR) |
| ⑦ | 21' SANITARY SEWER EASEMENT (0.214 TOTAL AC OFF-LOT) | ⑥ | VAR WID ROW DEDICATION (DOC 201806020339 MPR) |
| ⑧ | VAR WID SANITARY SEWER EASEMENT | ⑦ | 20' BUILDING SETBACK (DOC 201706054155 MPR) |
| ⑨ | 20' WATER EASEMENT | ⑧ | 20' ELECTRIC EASEMENT (DOC 201706054155 MPR) |
| ⑩ | VAR WID RIGHT-OF-WAY DEDICATION (0.493 TOTAL AC OFF-LOT) | ⑨ | 5' BUILDING SETBACK (DOC 201706054155 MPR) |
| ⑪ | 20' BUILDING SETBACK LINE | ⑩ | 10' BUILDING SETBACK (DOC 201706054155 MPR) |
| | | ⑪ | VAR WID DRAINAGE EASEMENT (DOC 201706054155 MPR) |
| | | ⑫ | VAR WID ELECTRIC EASEMENT (DOC 201706003181 OPR) |
| | | ⑬ | 4S RANCH AMENITY CENTER (DOC 201706054155 MPR) |
| | | ⑭ | JOHANN RITTMANN SURVEY NUMBER 579 ABSTRACT - 500 |
| | | ⑮ | LOT 903 BLOCK 58 OPEN SPACE |
| | | ⑯ | 0.069 ACRES PERMEABLE SEE OPEN SPACE NOTE SHEET 1 OF 2 |
| | | ⑰ | LOT 902 BLOCK 58 OPEN SPACE |
| | | ⑱ | 15.761 ACRES PERMEABLE SEE OPEN SPACE NOTE SHEET 1 OF 2 |



N: 13827181.26
E: 2154567.02

FRIEDRICH HEINRICH FAIGAUX
SURVEY NO. 578
ABSTRACT - 169

UNPLATTED
107.112 ACRES
HELENA KLECK VIVIAN
(DOC 199806028689 OPR)

S89°49'33"W ~ 1486.34'

REVIEW MEMORANDUM

TO: Dane Wright, PE
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

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

SUBJECT: 4S Ranch, Unit 11
Final Plat Acceptance
PC-22-33

DATE: December 2, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 09/30/22) and supporting documents for the **4S Ranch, Unit 11** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The items noted in blue below have been revised to address comments. After careful review of the revised information, Halff has no further comments and recommends approval at the next available opportunity.

Plat specifications, Ordinance Section 1.05(b)

No comments

Plat Supporting Documents, Ordinance Section 1.04(d)

1. (ii)(f) Cost Estimate do not match the submitted LOC documents. **Updated LOC required prior to Final Plat recordation.**
2. (ii)(i) The following deeds are missing: 20170632323 and 201706054155, but appear to be part of the platted area. **Comment resolved.**
3. (ii)(m) Incorrect tax certificate – Need tax certificate for property ID 77065. **Comment resolved.**
4. (ii)(o) Deed restrictions or homeowner association documents required with final plat application. **Comment resolved.**
5. (ii)(s) Lienholder’s acknowledgement of plat recordation required. Deed shows two liens (Texas Community Bank & 633-4S Ranch, LTD/Stahl Lane, LTD). **Comment resolved.**
6. 1.04(e)(iii) Preliminary plat for this project was approved on February 2, 2021, and expired after 12 months if a final plat has not been filed. Extension needs to be submitted for approval by City Council. *10/4 -Request for extension received. City staff to process for City Council consideration.* **12/2 – Request for extension denied by Council. Preliminary Plat has been resubmitted and approved.**



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

General Design 2.03(c)

No comments

Streets 2.04

No comments

Drainage Analysis

No comments (Phase 5, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-22-47

FINAL PLAT

Comal ISD Middle School #8

MEETING DATE: December 15th, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

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

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Comal Independent School District

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

Size: 35.147 acres, 1 lot

Existing Land Use: Undeveloped

Existing Zoning: PDD

Proposed Land-Use: School, Public

SUMMARY:

This proposed Final Plat is for 35.147 acres and establishes 1 lot for the new Comal ISD Middle School #8.

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).

Half Associates and City Staff reviewed the proposed Final Plat and associated documents. All comments made during review have been addressed.

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

ATTACHMENTS:

Application

Final Plat

Plat Review Memo



APPLICATION FOR FINAL PLAT

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

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

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

2. Owner/Applicant: Comal Independent School District, Jeffrey Smith
 Address: 1404 IH 35 North, New Braunfels, TX 78130 Email: jeffrey.smith@comalisd.org
 Telephone: 830-221-2000 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.
3. Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers, Ricardo Gomez, P.E.
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: rgomez@pape-dawson.com
 Telephone: 210-375-9000 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>South Central Water Company</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>1</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>36.208</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 of Owner/Applicant

11/7/22

 Date

Fees and Submittal Dates on Page 2

Fees: \$2,336.24 + \$2,500 = \$4,836.24

Final Plats

\$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family. 36.208-ac = \$2,336.24

Traffic Impact Analysis (TIA) Review **Already paid**

\$1250.00 - Minor TIA

\$2500.00 - Major TIA

Drainage Analysis Review Tier 1 **N/A**

\$750

Drainage Analysis Review Tier 2 single family residential **N/A**

\$1500 – (0-5 acres)

\$2500 + \$10/lot – (5+ acres)

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

\$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

To be paid at pre-con meeting

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 12, 2022
SEPTEMBER 15, 2022	OCTOBER 11, 2022	AUGUST 16, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 15, 2022	JANUARY 10, 2023	NOVEMBER 15, 2022



Planning and Development Final Plat Application Checklist

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

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

- A digital copy of other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- A digital copy of verification of closure of the outer boundary of the plat
- For plats, a digital copy of in the ETJ, provide a copy of an approved PIPROW permit from Comal County for any utilities, landscaping, street lighting, or other private features located in the public right-of-way
- If utility services must be extended beyond the outer boundary of the proposed subdivision across privately owned land to provide service to the lots in the proposed subdivision, then those utility service extensions must be contained in easements. Copies of the recorded easements for said utility extensions must be provided along with a map view showing the extensions from the outer boundary of the proposed subdivision to their ultimate connection points to be able to provide service.
- A digital copy of Lienholder's acknowledgement (if applicable)
- A digital copy of Utility certification required under Section 3.303(a) pertaining to the area within the Final Plat.

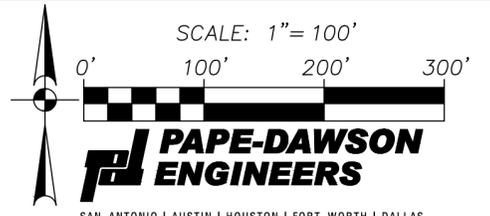
ADDITIONAL COMMENTS

FOR OFFICE USE ONLY:

Approved (Assign Case Number)

Returned (Provide Comments)

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



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 #1028800

DATE OF PREPARATION: November 15, 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__

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__

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

SUBDIVISION PLAT OF COMAL ISD MIDDLE SCHOOL 8

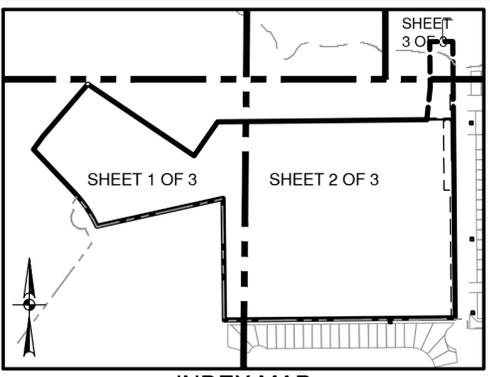
BEING A TOTAL OF 36.208 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1 AND A 0.047 ACRE ROW DEDICATION BEING ALL OF THAT 35.147 ACRE TRACT RECORDED IN DOCUMENT 202106013076, AND INCLUDING A 1.061 ACRE OFFSITE EASEMENT LOCATED ON A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174 COMAL COUNTY, TEXAS

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.

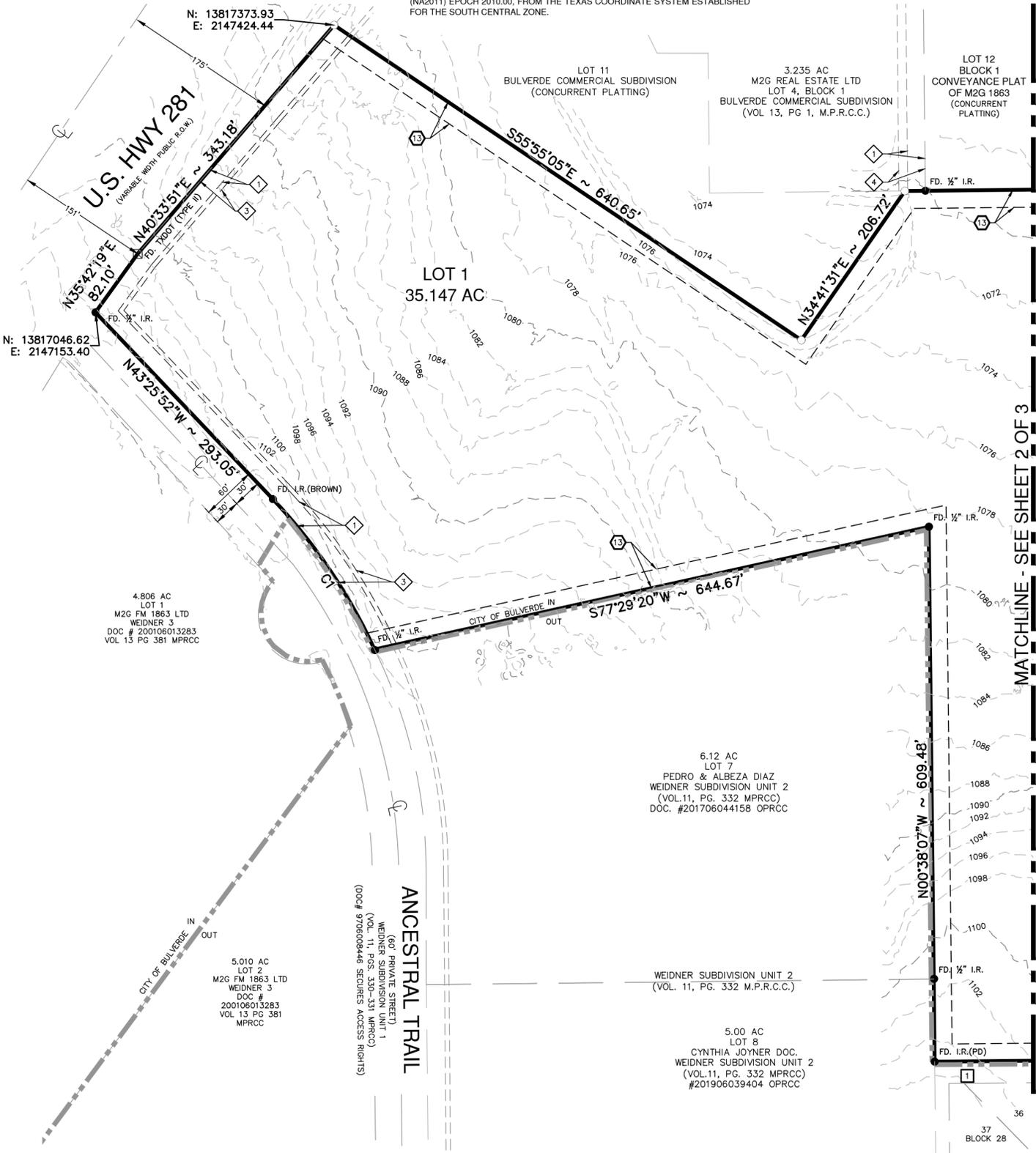
SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. 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.

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

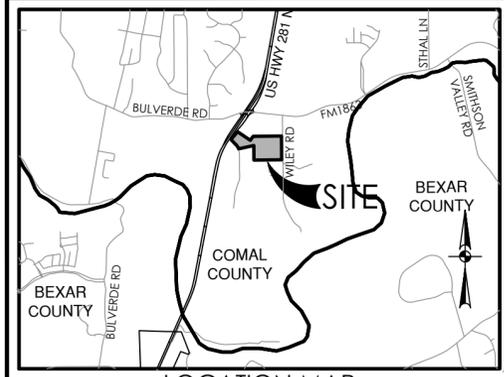
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



INDEX MAP SCALE: 1" = 600'



MATCHLINE - SEE SHEET 2 OF 3



LOCATION MAP NOT-TO-SCALE

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		
ROW	RIGHT-OF-WAY	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
VOL	VOLUME		
PG	PAGE(S)		
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS		
1140	EXISTING CONTOURS CITY OF BULVERDE LIMITS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
11	VARIABLE WIDTH PUBLIC UTILITY EASEMENT (VOL. 13, PG. 1, MPRCC)	1	20' UTILITY EASEMENT (VOL. 13, PG. 1, MPRCC)
12	10' RIGHT OF WAY DEDICATION (0.047 ACRE)	2	16' UTILITY EASEMENT (VOL. 13, PG. 1, MPRCC)
13	20' BUILDING SETBACK LINE	3	25' BUILDING SETBACK LINE (VOL. 13, PG. 1, MPRCC)
14	40' BUILDING SETBACK LINE	4	30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9803017009, MPRCC)
15	VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 1.061 ACRES)	5	20' X 20' DRAINAGE EASEMENT (DOC# 201606012120 MPR)
16	16' SEWER EASEMENT (OFF-LOT 0.046 ACRES)	6	108' X 50' DRAINAGE EASEMENT (DOC 201606012120, MPRCC)
1	0.750 ACRES LOT 902, BLK 28 CONTINENTAL HOMES OF TEXAS (DOC. NO. 202006015921 M.P.R.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.

TxDOT NOTES:
A) 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.
B) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY OUTCALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRANCH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
C) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT. "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 425 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.
D) 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.
E) 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.

STATE OF TEXAS
COUNTY OF BEXAR

I, JASON T. DIAMOND, 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.

JASON T. DIAMOND
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

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.

TOM H. MILO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6819
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

ANCESTRAL TRAIL (60' PRIVATE STREET) WEIDNER SUBDIVISION UNIT 1 (VOL. 11, PGS. 330-331 MPRCC) (DOC# 970600446 SECURES ACCESS RIGHTS)

6.12 AC LOT 7 PEDRO & ALBEZA DIAZ WEIDNER SUBDIVISION UNIT 2 (VOL.11, PG. 332 MPRCC) DOC. #201706044158 OPRCC

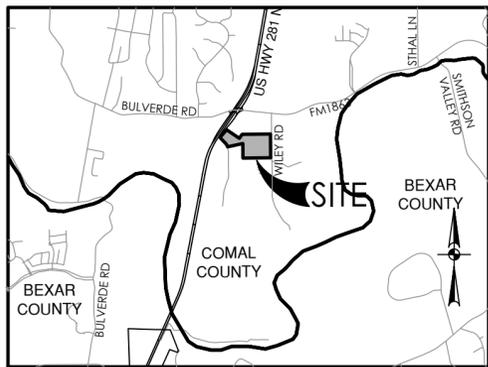
5.00 AC LOT 8 CYNTHIA JOYNER DOC. WEIDNER SUBDIVISION UNIT 2 (VOL.11, PG. 332 MPRCC) #201906039404 OPRCC

5.010 AC LOT 2 M2G FM 1863 LTD WEIDNER 3 DOC # 200106013283 VOL 13 PG 381 MPRCC

4.806 AC LOT 1 M2G FM 1863 LTD WEIDNER 3 DOC # 200106013283 VOL 13 PG 381 MPRCC

N: 13817046.62 E: 2147153.40

N: 13817373.93 E: 2147424.44



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- MPRC 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
- 1146 EXISTING CONTOURS
- CITY OF BULVERDE LIMITS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 10' RIGHT OF WAY DEDICATION (0.047 ACRE)
- 20' BUILDING SETBACK LINE
- 40' BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 1.061 ACRES)
- 16' SEWER EASEMENT (OFF-LOT 0.046 ACRES)
- 0.750 ACRES LOT 902, BLK 28 CONTINENTAL HOMES OF TEXAS (DOC. NO. 202006015921 M.P.R.C.C.)
- 0.521 AC LOT 903 BLK 1 EDGEBROOK RESIDENTIAL COMMUNITY (DOC 201806033334 MPRCC)
- 0.509 AC LOT 902 BLK 2 EDGEBROOK RESIDENTIAL COMMUNITY (DOC NO. 201806033334 MPRCC)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FOUND TxDOT MONUMENTATION (TYPE I, II OR III)
- 0.088 AC LOT 901 BLK 2 EDGEBROOK RESIDENTIAL COMMUNITY (DOC NO. 201706006705 MPRCC)
- 33.96 AC LOT 901 BLK 1 EDGEBROOK RESIDENTIAL COMMUNITY (DOC NO. 201706006705 MPRCC)
- 20' UTILITY EASEMENT (VOL 13, PG 1, MPRCC)
- 16' UTILITY EASEMENT (VOL 13, PG 1, MPRCC)
- 25' BUILDING SETBACK LINE (VOL 13, PG 1, MPRCC)
- 30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9803017009, MPRCC)
- 20' X 20' DRAINAGE EASEMENT (DOC# 201606012120 MPR)
- 108' X 50' DRAINAGE EASEMENT (DOC 201606012120, MPRCC)

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, JASON T. DIAMOND, 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.

JASON T. DIAMOND
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

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.

TOM H. MILO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6819
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.

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

SUBDIVISION PLAT OF
COMAL ISD MIDDLE SCHOOL 8

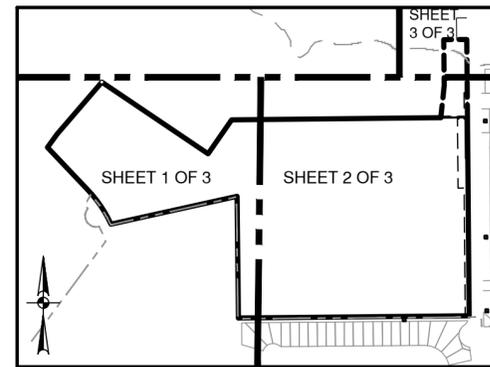
BEING A TOTAL OF 36.208 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1 AND A 0.047 ACRE ROW DEDICATION BEING ALL OF THAT 35.147 ACRE TRACT RECORDED IN DOCUMENT 202106013076, AND INCLUDING A 1.061 ACRE OFFSITE EASEMENT LOCATED ON A 45.81 ACRE TRACT RECORDED IN DOCUMENT NO. 200706019073 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174 COMAL COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

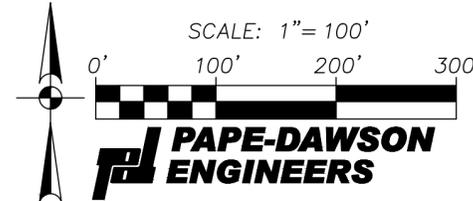
FLOODPLAIN VERIFICATION:

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°24'29"E	10.00'
L2	S89°29'56"W	30.00'
L3	N89°41'22"E	16.00'



INDEX MAP
SCALE: 1" = 600'



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: November 15, 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, COMAL COUNTY, TEXAS

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 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

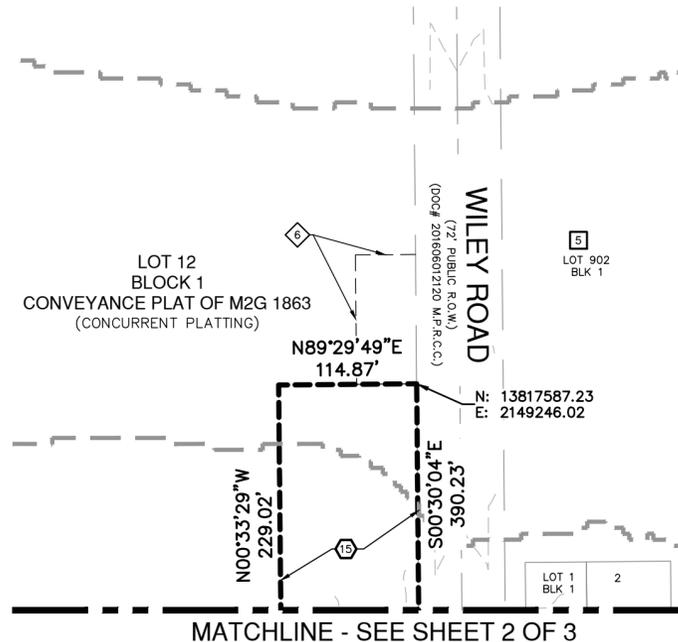
I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP

AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE

_____ DAY OF _____, A.D. 20__, AT _____ M.

_____ COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____ DEPUTY



MATCHLINE - SEE SHEET 2 OF 3

Civil Job No. 8100-29; Survey Job No. 9020-20



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

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

SUBJECT: Comal ISD Middle School #8
Final Plat Acceptance
PC-22-47

DATE: December 7, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat application and supporting documents for the **Comal ISD Middle School 8** development, dated November 15, 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 revised documents, Halff Associates has no further comments and recommends approval.

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

No Comments.

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

1. (f) Cost of the traffic signal should be included in the cost estimate of public improvements. **Comment resolved.**
2. (f) Cost estimate should include the back up quantities and costs for line items, and not use lump sum costs for all items. **Comment resolved.**
3. Clean up text conflict with the "Plat Notes apply to every page of this multiple page plat" block on sheets 2 & 3. **Comment resolved.**

Drainage Analysis

No comments (SWMP, dated November 2022, was reviewed, and approved on 11/18/22)



PLANNING AND ZONING COMMISSION ITEM:
SUP-22-07

SPECIAL USE PERMIT
771 Green Gate View

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

REQUEST:
Hold a public hearing and consider a request by Haywood Custom Builders for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 34, Block 10 Phase VI Belle Oaks Subdivision, located at 771 Green Gate View.

APPLICANT:
Haywood Custom Builders

OWNER:
Brian Gracey and Michelle Angeles

PROPERTY INFORMATION:
Address: 771 Green Gate View
Legal Description: Lot 34, Block 10 Phase VI Belle Oaks Subdivision
Owner: Brian Gracey & Michelle Angeles
Existing Land Use: Undeveloped
Existing Zoning: R-2, Residential District

NOTICE:
Public Notice: November 21, 2022
Personal Notice: November 30, 2022

Staff sent 7 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, staff received no letters of support and none in opposition out of those 7 properties that were individually notified.

IN SUPPORT: 0
IN OPPOSITION: 0

SUMMARY:

Haywood Custom Builders, on behalf of Brian Gracey and Michelle Angeles, is applying for a Special Use Permit to request a Guest House as an accessory use on Lot 34, Block 10 Phase VI, Belle Oaks Ranch Subdivision.

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.

Haywood Custom Builders 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 CONDITONS:

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

1. All permit applications submitted for this property are subject to the requirements of the Code.
2. Approval of this special use permit does not constitute approval of any building permits associated with this property.
3. The proposed 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. Authorization from Property Owners for Haywood Builders
- D. Site Plan
- E. Aerial Map



Application for Special Use Permit (SUP)

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

Date: 11/3/2022

Case No. _____

Applicant Information:

Stacy Haywood W/Haywood Custom Builders 2104719147
Name Phone Fax
24165 IH-10 West, Suite 217 #174 Stacy@haywoodcustom.builders
Address Email

Property Owner Information:

Brian Gracey & Michelle Angeles 6605630259
Name Phone Fax
11935 Ocelot path SA, TX. 78253 Bgracey001975@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:

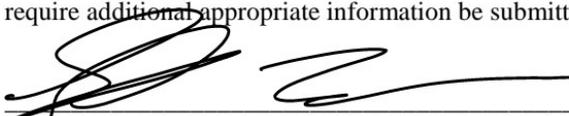
Street Address: 771 Green Gate View , 78163
Legal Description: Lot 34 Blk 10 Phase VI, Belle Oaks
Use Requested: Add a Guest house to property.

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

11/3/2022

Date

Fees:
Special Use Permit Review Fee - \$750.00

November 3, 2022

To Whom It May Concern:

I am requesting a Special Use permit approval for the construction of our guest house located on 771 Green Gate View, Bulverde, TX 78163 Belle Oaks Ranch Phase VI, Block 10, Lot 34.

The guest house will be used for visiting families to stay in and a place for entertaining.

Thank you for your time and consideration on this matter.

Respectfully,

A handwritten signature in black ink, appearing to be the initials 'BG' and 'MA' joined together.

Brian Gracey and Michelle Angeles

November 4, 2022

Attention Planning and Zoning Commission (Mr. Grant Fore) and City Council representatives:

We are authorizing Stacy Haywood of Haywood Custom Builders to file a Special Use permit with the city of Bulverde, and Comal County. The Special Use Permit will be for the construction of our guest house located on 771 Green Gate View, Bulverde, TX 78163 Belle Oaks Ranch Phase VI, Block 10, Lot 34.

The guest house will be used for visiting families to stay in and a place for entertaining.

Thank you for your time and consideration on this matter.

Respectfully,

Handwritten signatures of Brian Gracey and Michelle Angeles. The signature on the left is a stylized 'BG' and the signature on the right is 'MA'.

Brian Gracey and Michelle Angeles

GENERAL NOTES:

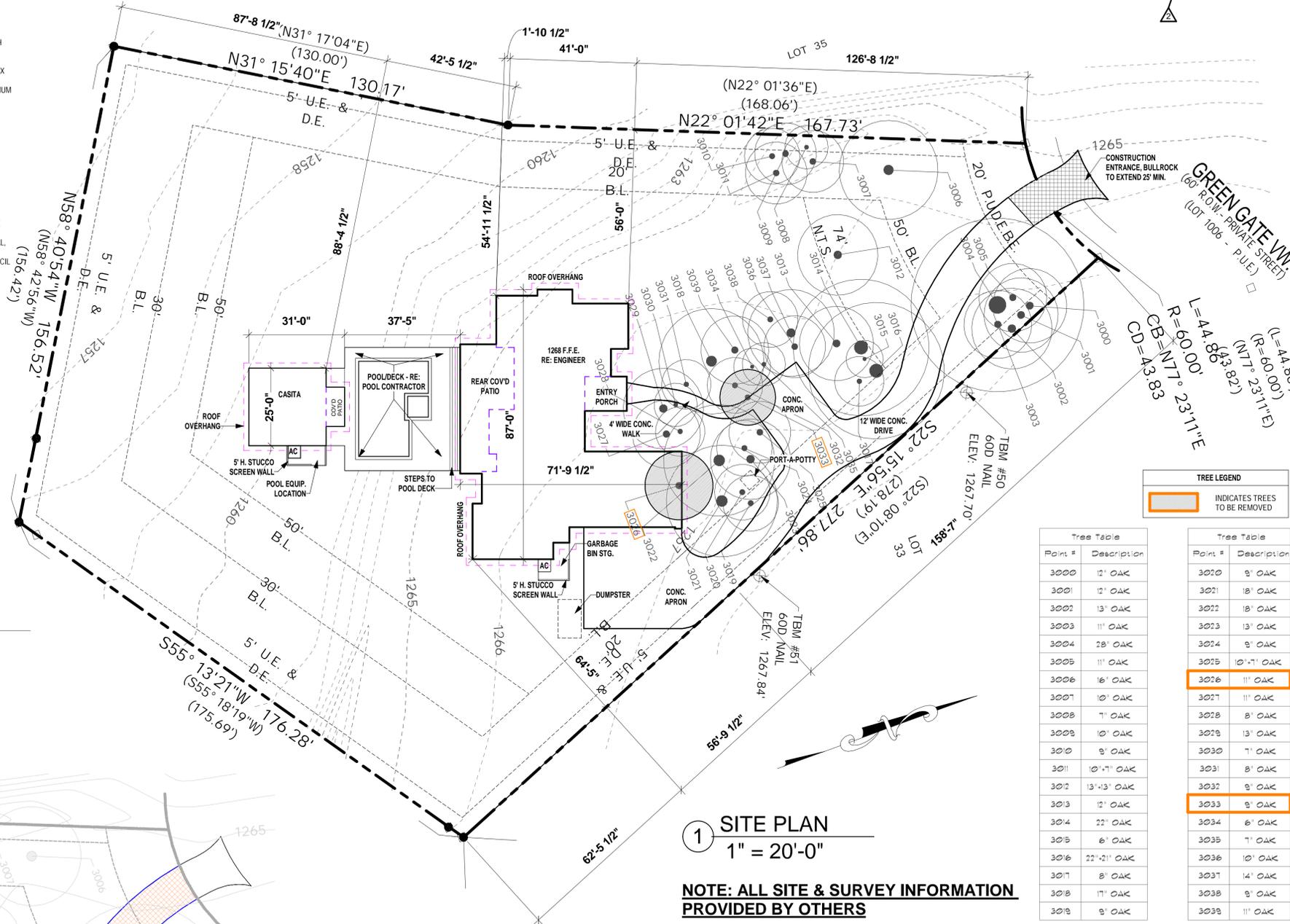
ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2018 VERSION.

1. **BUILDER SHALL VERIFY:** ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE %, AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
2. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
4. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20" FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC 310.
5. CONTRACTOR IS TO PROVIDE STEEL UNITS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.
6. ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
7. PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R606.
8. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GF).
9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).
10. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE W/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE W/ UL 127.
11. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
12. HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.
13. ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY WITH IRC SEC R312.
14. WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.
15. GLAZING SHALL COMPLY WITH IRC SEC. R308.
16. ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
17. PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
18. ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
19. REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE COUNCIL (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURISDICTION AND CURRENT ADOPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS).
20. ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
21. SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.
22. ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.



FRONT PERSPECTIVE

FOR ILLUSTRATION ONLY NO SCALE



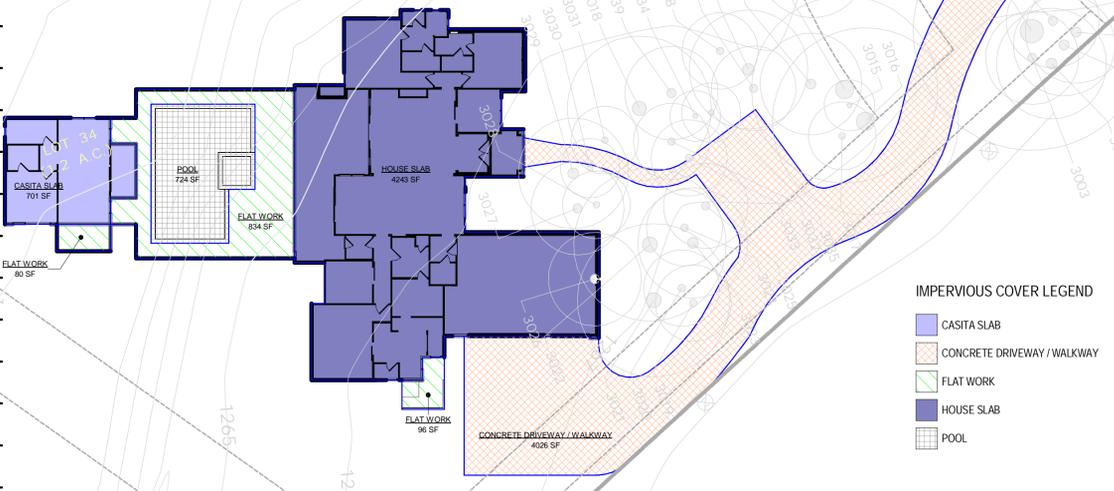
1 SITE PLAN
1" = 20'-0"

NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS

Point #	Description
3000	12' OAK
3001	12' OAK
3002	13' OAK
3003	11' OAK
3004	28' OAK
3005	11' OAK
3006	16' OAK
3007	11' OAK
3008	7' OAK
3009	10' OAK
3010	9' OAK
3011	10'-11" OAK
3012	13'-13" OAK
3013	12' OAK
3014	22' OAK
3015	6' OAK
3016	22'-21" OAK
3017	8' OAK
3018	17' OAK
3019	9' OAK
3020	9' OAK
3021	18' OAK
3022	18' OAK
3023	13' OAK
3024	9' OAK
3025	10'-11" OAK
3026	11' OAK
3027	11' OAK
3028	8' OAK
3029	13' OAK
3030	7' OAK
3031	8' OAK
3032	9' OAK
3033	9' OAK
3034	6' OAK
3035	7' OAK
3036	10' OAK
3037	14' OAK
3038	9' OAK
3039	11' OAK

TREE LEGEND

INDICATES TREES TO BE REMOVED

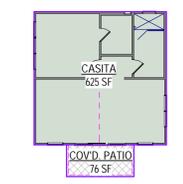


IMPERVIOUS COVER LEGEND

- CASITA SLAB
- CONCRETE DRIVEWAY / WALKWAY
- FLAT WORK
- HOUSE SLAB
- POOL

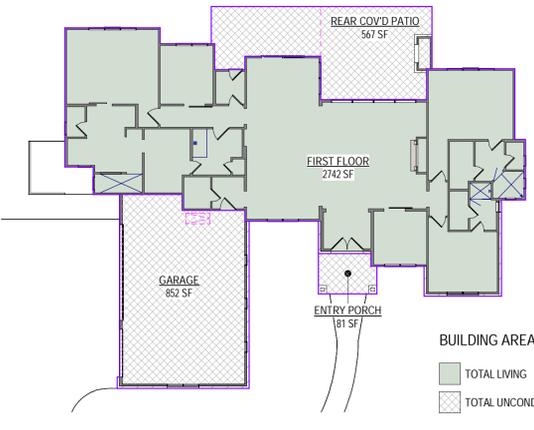
IMPERVIOUS COVER SCHEDULE

AREA	SQUARE FOOTAGES
CASITA SLAB	701 SF
CONCRETE DRIVEWAY / WALKWAY	4026 SF
FLAT WORK	1011 SF
HOUSE SLAB	4243 SF
POOL	724 SF
IMPERVIOUS COVER TOTAL:	10705 SF
LOT SQUARE FOOTAGE	56,623 SF
19% IMPERVIOUS COVERAGE	



SQUARE FOOTAGES

FIRST FLOOR	2742 SF
TOTAL LIVING	2742 SF
REAR COVD PATIO	567 SF
ENTRY PORCH	81 SF
GARAGE	852 SF
TOTAL UNCONDITIONED	1500 SF
CASITA	625 SF
TOTAL LIVING	625 SF
COVD PATIO	76 SF
TOTAL UNCONDITIONED	76 SF
>>> TOTAL COVERED	4943 SF



BUILDING AREA LEGEND

- TOTAL LIVING
- TOTAL UNCONDITIONED

IMPERVIOUS COVERAGE

AREA PLAN(S)

GK	06-02-21	PRELIMINARY
GG	06-28-21	DD'S
GG	07-23-21	CHANGES/CD'S
JK	08-13-21	CD REV.
GK	10-19-21	REVISIONS
JO	08-05-22	CASITA ADDITION
DS	08-28-22	CD REV. + ISSUE
DS	09-22-22	ADDENDUM 1
JA	12-08-22	ADDENDUM 2-CASITA

MSA
ARCHITECTURE + INTERIORS

RESIDENTIAL - COMMERCIAL - INTERIORS

16719 Huebner Rd., Suite 301
San Antonio, TX 78248

210.408.7533
www.msaofsa.com

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MSA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM MSA OF SAN ANTONIO, INC.

MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE. NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. MSA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER OR FORM IF ANY PROBLEMS MAY ARISE.

12-08-22 ADDENDUM 2

A RESIDENCE FOR
MICHELLE & BRIAN

GRACEY

771 GREEN GATE VIEW
LOT 34, BLK 10
PHASE VI, BELLE OAKS

SITE PLAN & I.C. PLAN

#1 OF 7

GL-3-2742

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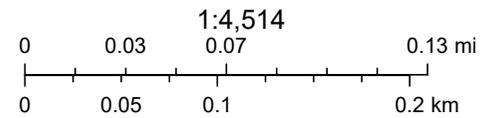
12/18/2022 11:06:00 AM \\MSASERVER\MSADATA\BACKUP-RESIDENTIAL\CUSTOM\2022\GRACEY\2742 - GRACEY ADDENDUM 2 - 12-07-22.BVT

771 Green Gate Vw



12/7/2022, 12:31:42 PM

- Future Parcels
- ▭ Parcels
- Streets





PLANNING & ZONING COMMISSION ITEM:
VR-22-15
VARIANCE
Mitchell Tract Development – Parkland
Dedication

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

REQUEST:

Consider a request by Phil Zaccaria, for a variance to Chapter 10, Subdivision Ordinance, Section 2.03(e)(v)4(b) related to Parkland Dedication requirements, of the City of Bulverde Code of Ordinances, on an approximately 193-acre tract of land, generally located near the intersection of Highway 46 and Mitchell Drive.

OWNER:

Phil Zaccaria
7055 FM 1863
Bulverde, TX 78163

APPLICANT:

Ryan Shaw
HMTNB Engineering
290 S Castell Ave
New Braunfels, TX 78130

PROPERTY INFORMATION:

Address: 200 Mitchell Drive Spring Branch, TX 78070
Legal Description: A-726 SUR-847 H & OB RR, ACRES 193.22
Owner: Phil Zaccaria
Existing Land Use: Undeveloped
Existing Zoning: ETJ

SUMMARY/ANALYSIS:

Phil Zaccaria intends to develop a 193-acre tract into 20 buildable lots, with a minimum of 5 acres in size. The 193-acre tract lies completely outside City Limits in the City of Bulverde ETJ. A Preliminary Plat for this subdivision has been submitted and approved in September of 2022. This variance request is being submitted prior to the Final Plat.

The City of Bulverde Code of Ordinances Ch. 10 Section 2.03(e)(v)4(b) states:

- 4) Unsuitable Land. Land with the following characteristics shall not be permitted for parkland dedication: (
- b) Detention and Retention Ponds.

The applicant is requesting a variance to Parkland Dedication requirements. The applicant is proposing that the 5-acre lot dedicated for parkland be on a lot that includes an existing pond proposed to be use for detention in the subdivision.

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

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

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

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

a) General.

- (i) *Variations to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*
- (ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:*
- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
 - 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
 - 3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*

4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.

ATTACHMENTS:

Application

Site Plan Exhibit

Half Variance Review Memo

- 4) Unsuitable Land. Land with the following characteristics shall not be permitted for parkland dedication: (
- b) Detention and Retention Ponds.

The applicant is requesting a variance to Parkland Dedication requirements. The applicant is proposing that the 5-acre lot dedicated for parkland be on a lot that includes an existing pond proposed to be use for detention in the subdivision.

CRITERIA FOR EVALUATION:

The City Code has established criteria for approval of this Variance. Section 1.07 states:

(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:

Application
Site Plan Exhibit
Half Variance Review Memo



Application for Variance

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

Date: 11/23/22

Case No. _____

Applicant Information:

<u>Ryan Shaw</u>	<u>9188132237</u>	_____
Name	Phone	Fax
<u>290 S Castell Ave, New Braunfels, Tx 78130</u>		<u>ryans@hmtnb.com</u>
Address		Email

Property Owner Information:

<u>Phil Zaccaria</u>	<u>2108607445</u>	_____
Name	Phone	Fax
<u>7055 FM 1863, Bulverde, Tx 78163</u>		<u>pnppetroleum@yahoo.com</u>
Address		Email

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

Property Identification:

Street Address: 200 Mitchell Dr, Spring Branch, Tx 78070

Legal Description: A-726 SUR-847 H & OB RR, ACRES 193.22

Zoning District Classification: ETJ

Description of Request:

- Variance to Section 2.03(e)(v)4(b) of the City of Bulverde Code of Ordinances, which requires: Land with detention and retention ponds shall not be permitted for parkland dedication.
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

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

Signature of Owner/Applicant

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.)

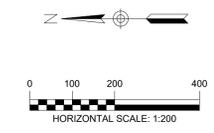
1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.
There is an existing detention pond on the 5 acre parkland lot that will be used to detain water for the subdivision. The pond would make for a nice feature for the residents to have on the park lot. The subdivision is only creating 25-30 homes, and the parkland requirement in 2.03(e)(iii) would only require a dedication of ~0.5 acres but the minimum allowable dedication is 5 acres according to 2.03(e)(v)1(a).

2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
This variance would allow the property owner to create one more livable lot adjacent to the park. The owner fully intends on having a “5-acre” lot for the park but the issue is that the existing pond is not allowed to be used as part of the 5 acres of parkland.

3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.
This variance would have no effect on the public health safety or welfare. The park and the pond will exist regardless of the approval of this variance. The only difference is that we will be able to create one more 5-acre livable lot if we are allowed to have a small pond on the park site. The 5-acre park requirement in a smaller (less than 30 lots) subdivision is, in itself, a substantial burden on development.

4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?
This change has no effect on the ability for other tracts to subdivide.

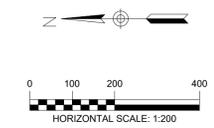
***Note for the Board / Commission:**
The following responses were provided by the applicant and may not be consistent with the Department staff report.



290 S. CASTELL AVE., STE. 100
 NEW BRAUNFELS, TX 78130
 HMTNB.COM
 P(830)625-8555*F(830)625-8556
 TBPE FIRM F-10961
 TBPLS FIRM 1053600

BEFORE VARIANCE EXHIBIT

Drawing Name: T:\402 - Phil Zaccaro\002 - Phil Zaccaro\002 - Preliminary Plot\ARC\HWG\Before - dwg User: ngn-show Dec 05, 2022 5:34pm



290 S. CASTELL AVE., STE. 100
 NEW BRAUNFELS, TX 78130
 HMTNB.COM
 P(830)625-8555*F(830)625-8556
 TBPE FIRM F-10961
 TBPLS FIRM 1053600

POST VARIANCE LAYOUT EXHIBIT

Drawing Name: T:\402 - Phil Zaccaro\002 - Michael Trout\Preiminary Plot\ARCW\After -dwg User: ryan-stow Dec 05, 2022 - 5:32pm

REVIEW MEMORANDUM

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

SUBJECT: Variance Request Review
Riparian Buffer & Parkland
Estates at Mitchell Ranch

DATE: December 8, 2022

Halff Associates, on behalf of the City of Bulverde, has reviewed the variance requests submitted by the project engineer, HMT Engineering and Surveying on November 15, 2022. The proposed variances address parkland dedication (Section 2.03(e)(v)4(b)) and the riparian buffer (Section 4.07 [4.08]) requirements for the Estates at Mitchell Ranch development located partially within the City's ETJ near the intersection of Highway 46 and Mitchell Drive.

The applicant has previously submitted and received approval for a preliminary plat that proposes 20 buildable lots, with a minimum of 5.0 acres on the +/-193-acre tract. Following review of the submitted variance requests and exhibits with additional information, Halff is providing the following responses:

1. The requested parkland variance states that there is an existing pond on site that will be utilized to detain for the development. Aerial photographs show an existing stock tank in the portion of the development proposed for parkland. However, the preliminary drainage report did not provide adequate information regarding what modifications are likely necessary to have this pond serve as detention for the development. It is likely undersized and would require use of a larger portion of the parkland lot to serve as detention for the proposed development. We recommend that a grading plan be prepared showing the true extents of area that will be required for the proposed pond in this location.
2. The requested riparian buffer variance proposes to change the riparian buffers from a dedicated open space lot, to a drainage easement that can be incorporated in to the proposed lot and allow for driveway crossings.
 - a. The approved preliminary plat utilized a cul-de-sac road to cross the riparian buffer (which is permitted by code), resulting in one isolated 9.77 acre buildable lot in the northwest portion of the development.
 - b. The provided variance exhibit shows 3 buildable lots in the area previously shown as 1 lot surrounded by riparian buffer on the approved preliminary plat.
 - c. If this variance is approved, homes and structures would be required to be outside of the drainage easements. Culvert pipes would be required for driveway crossings of the channels, which would result in disturbance of the existing channels.
 - d. Halff recommends that if the variance is approved by council, conditions requiring perpendicular crossings with a maximum width of 30-ft be included. A minimum culvert

size would also be determined by the engineer as part of the revised preliminary plat submittal.

- e. The “Post Variance Layout Exhibit” provided by HMT does not appear to reserve a lot for the second detention pond required on the north end of the property, so the layout provided would have to be modified.

Please keep these responses in mind as the City considers the variance requests associated with this project.



Chelsy Houy, PE, CFM
Half Associates, Inc.

- CC. Susanna Huerta, AICP – Planning Director, Bulverde
Josh Logan, PE, CFM – Half Associates Senior Project Manager



PLANNING & ZONING COMMISSION ITEM:
VR-22-16

VARIANCE

Mitchell Tract Development – Riparian Buffers

MEETING DATE: December 15th, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by Phil Zaccaria, for a variance to Chapter 10, Subdivision Ordinance, Section 4.07 {4.08} related to Riparian Buffer requirements, of the City of Bulverde Code of Ordinances, on an approximately 193-acre tract of land, generally located near the intersection of Highway 46 and Mitchell Drive.

OWNER:

Phil Zaccaria
7055 FM 1863
Bulverde, TX 78163

APPLICANT:

Ryan Shaw
HMTNB Engineering
290 S Castell Ave
New Braunfels, TX 78130

PROPERTY INFORMATION:

Address: 200 Mitchell Drive Spring Branch, TX 78070
Legal Description: A-726 SUR-847 H & OB RR, ACRES 193.22
Owner: Phil Zaccaria
Existing Land Use: Undeveloped
Existing Zoning: ETJ

SUMMARY/ANALYSIS:

Phil Zaccaria intends to develop a 193-acre tract into 20 buildable lots, with a minimum of 5 acres in size. The 193-acre tract lies completely outside City Limits in the City of Bulverde ETJ. A Preliminary Plat for this subdivision has been submitted and approved in September of 2022. This variance request is being submitted prior to the Final Plat.

The City of Bulverde Code of Ordinances Ch. 10 Section 4.07 {4.08} (c) states:

(c) Riparian Buffer Conservation.

- (i) A riparian buffer of 60 feet on either side of the centerline of any watercourse within the city limits and the ETJ that drains greater than 25 acres is hereby established.
- (ii) No disturbance shall be permitted within a riparian buffer established under subsection (i) above, with exception for the following construction activities:
 - (1) Roadways, pedestrian facilities, or utility improvements when such roadway, pedestrian facilities, or utility improvements are necessary for a lawfully constructed improvement outside of such riparian buffer to exist and there is no practical alternative to construction within such riparian buffer.
 - (2) Stormwater and drainage detention and retention facilities when such facilities are necessary for a lawfully constructed improvement outside of such riparian buffer area to exist and there is no practical alternative to construction within such riparian buffer.
 - (3) Construction allowed by this subsection (ii) within a riparian buffer must follow guidelines outlined within the Bulverde Storm Drainage Design Criteria Manual.
- (iii) Notwithstanding subsection (ii) immediately above, a subdivider shall plat all riparian buffers within a subdivision as common area lots established as non buildable lots solely for the purpose of open space.
- (iv) No protected, specimen, or majestic tree may be removed within a riparian buffer.

The applicant is proposing to change the riparian buffers from a dedicated open space lot to a drainage easement that can be incorporated into the proposed lot and allow for driveway crossings.

The applicant has submitted a written statement for this variance request, which is attached to this staff report. The applicant shall present their case to the City Council 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.

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:

Application
Site Plan Exhibit
Half Variance Review Memo



Application for Variance

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

Date: 11/15/22

Case No. _____

Applicant Information:

<u>Ryan Shaw</u>	<u>9188132237</u>	_____
Name	Phone	Fax
<u>290 S Castell Ave, New Braunfels, Tx 78130</u>		<u>ryans@hmtnb.com</u>
Address		Email

Property Owner Information:

<u>Phil Zaccaria</u>	<u>2108607445</u>	_____
Name	Phone	Fax
<u>7055 FM 1863, Bulverde, Tx 78163</u>		<u>pnpptroleum@yahoo.com</u>
Address		Email

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

Property Identification:

Street Address: 200 Mitchell Dr, Spring Branch, Tx 78070

Legal Description: A-726 SUR-847 H & OB RR, ACRES 193.22

Zoning District Classification: ETJ

Description of Request:

1. Variance to Section 4.07 [4.08] of the City of Bulverde Code of Ordinances, which requires: A riparian buffer of 60' on either side of the centerline of any watercourse within the city limits and ETJ that drains greater than 25 acres.
2. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
3. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

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

Signature of Owner/Applicant

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 riparian buffer prevents the land owner from building driveways across them. This limits the landowner's ability to develop lots where the riparian buffer exists. The buffer has provisions where streets can cross them but driveways cannot. The code states that it only applies to watercourses within the city limits and ETJ but this tract is not entirely in the city limits/ETJ and the watercourses in question are outside the ETJ.

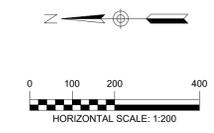
2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
This variance would allow the property owner to develop utilize/access more land for residential purposes and the drainage easement that would replace the buffer lots would have all the same provisions that limit construction within them as the riparian buffers have, except that we would be able to build driveways across them.

3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.
This variance would simply allow for the watercourse outside the city limits/ETJ to be contained within a drainage easement instead of the burdensome riparian buffer lots. The drainage easements would behave in the same manner as the riparian buffer, but they would allow for driveways to cross them. Our intention is to provide drainage easements with the same limits and lengths that the buffer contained.

4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?
This change has no effect on the ability for other tracts to subdivide.

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

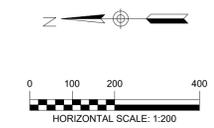
The following responses were provided by the applicant and may not be consistent with the Department staff report.



290 S. CASTELL AVE., STE. 100
 NEW BRAUNFELS, TX 78130
 HMTNB.COM
 P(830)625-8555*F(830)625-8556
 TBPE FIRM F-10961
 TBPLS FIRM 1053600

BEFORE VARIANCE EXHIBIT

Drawing Name: T:\402 - Phil Zaccaro\002 - Phil Zaccaro\002 - Preliminary Plot\ARC\HWG\Before - dwg User: ngn-show Dec 05, 2022 5:34pm



290 S. CASTELL AVE., STE. 100
 NEW BRAUNFELS, TX 78130
 HMTNB.COM
 P(830)625-8555*F(830)625-8556
 TBPE FIRM F-10961
 TBPLS FIRM 1053600

POST VARIANCE LAYOUT EXHIBIT

Drawing Name: T:\402 - Phil Zaccaro\002 - Michael Trout\Preiminary Plot\ARCW\After -dwg User: ryan-stow Dec 05, 2022 - 5:32pm

REVIEW MEMORANDUM

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

SUBJECT: Variance Request Review
Riparian Buffer & Parkland
Estates at Mitchell Ranch

DATE: December 8, 2022

Halff Associates, on behalf of the City of Bulverde, has reviewed the variance requests submitted by the project engineer, HMT Engineering and Surveying on November 15, 2022. The proposed variances address parkland dedication (Section 2.03(e)(v)4(b)) and the riparian buffer (Section 4.07 [4.08]) requirements for the Estates at Mitchell Ranch development located partially within the City's ETJ near the intersection of Highway 46 and Mitchell Drive.

The applicant has previously submitted and received approval for a preliminary plat that proposes 20 buildable lots, with a minimum of 5.0 acres on the +/-193-acre tract. Following review of the submitted variance requests and exhibits with additional information, Halff is providing the following responses:

1. The requested parkland variance states that there is an existing pond on site that will be utilized to detain for the development. Aerial photographs show an existing stock tank in the portion of the development proposed for parkland. However, the preliminary drainage report did not provide adequate information regarding what modifications are likely necessary to have this pond serve as detention for the development. It is likely undersized and would require use of a larger portion of the parkland lot to serve as detention for the proposed development. We recommend that a grading plan be prepared showing the true extents of area that will be required for the proposed pond in this location.
2. The requested riparian buffer variance proposes to change the riparian buffers from a dedicated open space lot, to a drainage easement that can be incorporated in to the proposed lot and allow for driveway crossings.
 - a. The approved preliminary plat utilized a cul-de-sac road to cross the riparian buffer (which is permitted by code), resulting in one isolated 9.77 acre buildable lot in the northwest portion of the development.
 - b. The provided variance exhibit shows 3 buildable lots in the area previously shown as 1 lot surrounded by riparian buffer on the approved preliminary plat.
 - c. If this variance is approved, homes and structures would be required to be outside of the drainage easements. Culvert pipes would be required for driveway crossings of the channels, which would result in disturbance of the existing channels.
 - d. Halff recommends that if the variance is approved by council, conditions requiring perpendicular crossings with a maximum width of 30-ft be included. A minimum culvert

size would also be determined by the engineer as part of the revised preliminary plat submittal.

- e. The “Post Variance Layout Exhibit” provided by HMT does not appear to reserve a lot for the second detention pond required on the north end of the property, so the layout provided would have to be modified.

Please keep these responses in mind as the City considers the variance requests associated with this project.



Chelsy Houy, PE, CFM
Half Associates, Inc.

- CC. Susanna Huerta, AICP – Planning Director, Bulverde
Josh Logan, PE, CFM – Half Associates Senior Project Manager