



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – January 12, 2023
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. December 15, 2022 Planning & Zoning Commission Meeting

3) REGULAR AGENDA ITEMS

- A. PC-22-48 (Final): Consideration of a Final Plat for Park Village Unit 7 Subdivision, generally located near the intersection of Lobo Park and State Highway 46. Consideration of a Final Plat for Park Village Unit 7 Subdivision, generally located near the intersection of Lobo Park and State Highway 46.
- B. PC-22-50 (Replat): Consideration of a Replat for Lots 65, 66 & 67, Shepherds Ranch Unit 4 Subdivision, generally located near the intersection of Shepherds Ranch and Taylor Point.

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 January 6, 2023.

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: December 15th, 2022

Meeting Duration: 6:00PM-7:35PM

CALL TO ORDER

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

Commission Members Absent: Gregory Porter

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

APPROVAL OF MINUTES

- A. November 10th, 2022 Planning & Zoning Commission meeting. **Commissioner Molina made a motion approving the minutes from the November 10th, 2022 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Sisk and passed with a 6-0 vote.**

EXECUTIVE SESSION

None

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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. Dane Wright with Pape-Dawson Engineers was present and answered questions. After further consideration and discussion, Commissioner Alexandre made a motion recommending approval of PC-22-44. The motion was seconded by Commissioner Prescott and passed by a vote of 5-0, with Commissioner Hawkins abstaining.**
- 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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. Dane Wright with Pape-Dawson Engineers was present and answered questions. After further consideration and discussion, Commissioner Cartier made a motion recommending approval of PC-22-45. The motion was seconded by Commissioner Molina and passed by a vote of 5-0, with Commissioner Hawkins abstaining.**
- 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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. Dane Wright with Pape-Dawson Engineers was present and answered questions. After further consideration and discussion, Commissioner Prescott made a motion recommending approval of PC-22-46. The motion was seconded by Commissioner Cartier and passed by a vote of 5-0, with Commissioner Hawkins abstaining.**
- 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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. Dane Wright with Pape-Dawson Engineers was present and answered questions. After further consideration and discussion, Commissioner Alexandre made a motion recommending approval of PC-22-31. The motion was seconded by**

Commissioner Prescott and passed by a vote of 5-0, with Commissioner Hawkins abstaining.

- 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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. Dane Wright with Pape-Dawson Engineers was present and answered questions. After further consideration and discussion, Commissioner Molina made a motion recommending approval of PC-22-32. The motion was seconded by Commissioner Sisk and passed by a vote of 5-0, with Commissioner Hawkins abstaining.**
- 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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. Dane Wright with Pape-Dawson Engineers was present and answered questions. After further consideration and discussion, Commissioner Sisk made a motion recommending approval of PC-22-33. The motion was seconded by Commissioner Alexandre and passed by a vote of 5-0, with Commissioner Hawkins abstaining.**
- 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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After further consideration and discussion, Commissioner Prescott made a motion recommending approval of PC-22-47. The motion was seconded by Commissioner Sisk and passed by a vote of 4-0, with Commissioners Hawkins and Alexandre abstaining.**
- 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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After further consideration and discussion, Commissioner Molina made a motion recommending approval of SUP-22-07. The motion was seconded by Commissioner Cartier and passed by a vote of 6-0.**
- 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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. Phil Zaccaria, the Owner of the Property, and HMT Engineers were present and answered questions. After further consideration and discussion, Commissioner Sisk made a motion recommending approval of VR-22-15 with the conditions that Lots 902 and 903 remain undeveloped and that the Developer follow the recommendations made by Halff Associates. The motion was seconded by Commissioner Cartier and passed with a 6-0 vote.**
- 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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. Phil Zaccaria, the Owner of the Property, and HMT Engineers were present and answered questions. After further consideration and discussion, Commissioner Prescott made a motion recommending approval of VR-22-16 with**

the conditions that the Developer construct crossings in accordance with the recommendations made by Halff Associates. The motion was seconded by Commissioner Cartier and passed with a 6-0 vote.

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:35PM. I certify that the above minutes were approved by the Commission on January 12th, 2023.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-22-48
FINAL PLAT
Park Village Unit 7

MEETING DATE: January 12th, 2023
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Final Plat for Park Village Unit 7 Subdivision, generally located near the intersection of Lobo Park and State Highway 46.

OWNER/ APPLICANT:

Two Seventy-Seven, LTD
Todd Gold
8023 Vantage Drive Suite 1200
San Antonio, TX 78230

PROPERTY INFORMATION:

Owner: Two Seventy-Seven, LTD
Legal Description: 29.305 ACRES OF LAND LOCATED IN THE H. WHITE SURVEY 430, ABSTRACT 658, COMAL COUNTY, TEXAS AND OUT OF THAT CALLED 277.39 ACRE TRACT DESCRIBED IN DOCUMENT 20050608360 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 54 lots; 29.305 acres
Existing Land Use: Undeveloped
Existing Zoning: ETJ
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed Final Plat for Unit 7 of the Park Village Development. This proposed Final Plat is for approximately 29.305 acres and establishes 54 lots.

ANALYSIS:

This proposed subdivision falls completely outside City Limits. No portion of this subdivision lies within the 100-year floodplain. Water is being provided by Canyon Lake Water Service Company and sewer service will be provided by Guadalupe Blanco River Authority (GBRA).

STAFF RECOMMENDATION:

Halff Associates and City Staff have reviewed the proposed Final Plat and related required documents. All comments made during review have been addressed.

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

ATTACHMENTS:

1. Application
2. Final Plat
3. 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: Park Village Subdivision Unit No 7
Location Description/Nearest Intersection: 725 L.F. south of the intersection of Lobo Park and SH-46

2. Owner/Applicant: Two Seventy-Seven, LTD. (Todd Gold)
Address: 8023 Vantage Drive, Suite 1200 Email: tgold@reocsanantonio.com
Telephone: (210) 524-4000 Fax: (210) 524-4029 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Cude Engineers, LLC (Kyle Hudek, P.E.)
Address: 4122 Pond Hill Road, Suite 101 Email: khudek@cudeengineers.com
Telephone: (210) 681-2951 Fax: (210) 523-7112 Mobile: _____

4. Property Details:

City Limits:	<u> </u> In <u> </u> <u>X</u> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<u> </u> Yes <u>X</u> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<u>X</u> Yes <u> </u> No	TxDOT Frontage:	<u> </u> Yes <u>X</u> No
No. of Lots:	<u>54</u>	100-Year Floodplain:	<u> </u> Yes <u>X</u> No
Total Acreage without floodplain:	<u>29.305</u>	Edwards Aquifer Zone:	<u> </u> Recharge
Density Class:	<u>High Density</u>		<u>X</u> Contributing
Zoning Class:	<u>ETJ</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.

Todd Gold
Signature of Owner/Applicant

11/9/2022
Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

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

Subdivision Improvement Construction Deposit for Multiple Inspections

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

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

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

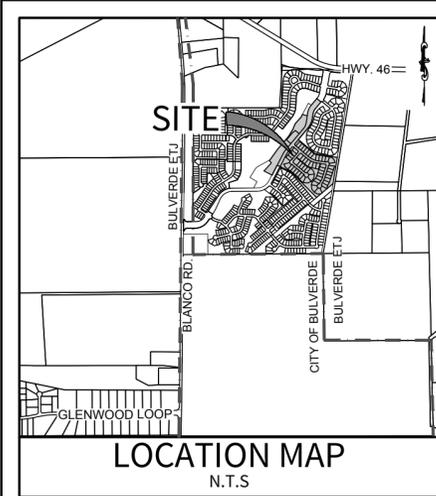
**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 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:		
<input type="checkbox"/> Approved (Assign Case Number)		
<input type="checkbox"/> Returned (Provide Comments)		
Reviewed by:	Date:	Case Number:



GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

1. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) 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 GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES, WHICHEVER IS GREATER.
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.

EASEMENT STATEMENT

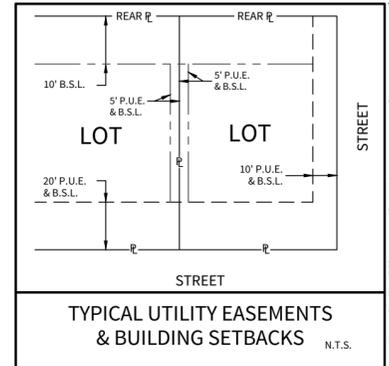
PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

GENERAL PLATTING NOTES

1. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNER (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.999840025595905. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00016. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88).
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 54 LOTS, BEING 29.305 ACRES, 6 OPEN SPACES.
9. OPEN SPACE LOTS 903, 904, AND 905 BLOCK 27 AND LOTS 916, 917, AND 918 BLOCK 18 ARE A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 10' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 3,960 LF.
12. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT P.U.E., 5' SIDE P.U.E., AND 10' SIDE P.U.E. WHEN ADJACENT TO ROADWAY.

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DOC.	= DOCUMENT
D.P.R.	= DEED PLOT REFERENCE
DRN.	= DRAINAGE
ELEC.	= ELECTRIC
ESMT.	= EASEMENT
EX.	= EXISTING
GBRA	= GUADALUPE-BLANCO RIVER AUTHORITY
G.P.M.	= GALLONS PER MINUTE
F.I.R.	= FOUND IRON ROD
LI	= LINE NUMBER
LTD.	= LIMITED
M.P.R.C.C.T.	= MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
MSL	= MEAN SEA LEVEL
N.A.D.	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
PERM.	= PERMEABLE
PG.	= PAGE
PGS.	= PAGES
P.U.E.	= PUBLIC UTILITY EASEMENT
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
WAT.	= WATER
WCID	= WATER CONTROL AND IMPROVEMENT DISTRICT
WID.	= WIDTH
W.W.T.P.	= WASTE WATER TREATMENT PLANT
---	= STREET CENTERLINE
---	= CITY LIMIT LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
●	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"



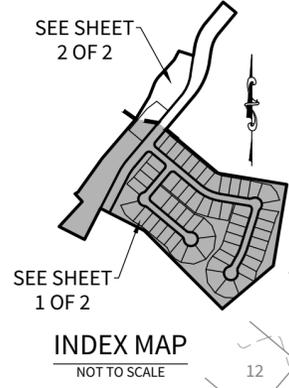
LIENHOLDER ACKNOWLEDGEMENT

I, _____ OWNER AND HOLDER (OR OWNERS AND HOLDERS) OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARK VILLAGE SUBDIVISION, UNIT 7, SAID LIEN (OR LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT # _____ OF THE REAL PROPERTY RECORDS OF COMAL COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN (OR LIENS), AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS) OF SAID LIEN (OR LIENS), AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THE LIENHOLDER ACKNOWLEDGES THAT A FORECLOSURE OF SAID LIEN WILL REQUIRE THE PREPARATION OF A SUBDIVISION PLAT IF THE FORECLOSURE RESULTS IN A DIVISION OF A TRACT OF LAND, PURSUANT TO APPLICABLE STATE, COUNTY, AND MUNICIPAL REGULATIONS. THE LIENHOLDER ALSO ACKNOWLEDGES THAT THE FORECLOSED TRACT MAY NOT COMPLY WITH APPLICABLE SUBDIVISION REGULATION WITHOUT SIGNIFICANT MODIFICATION, ADDITIONAL ACCESS, OR OTHER REQUIREMENTS.

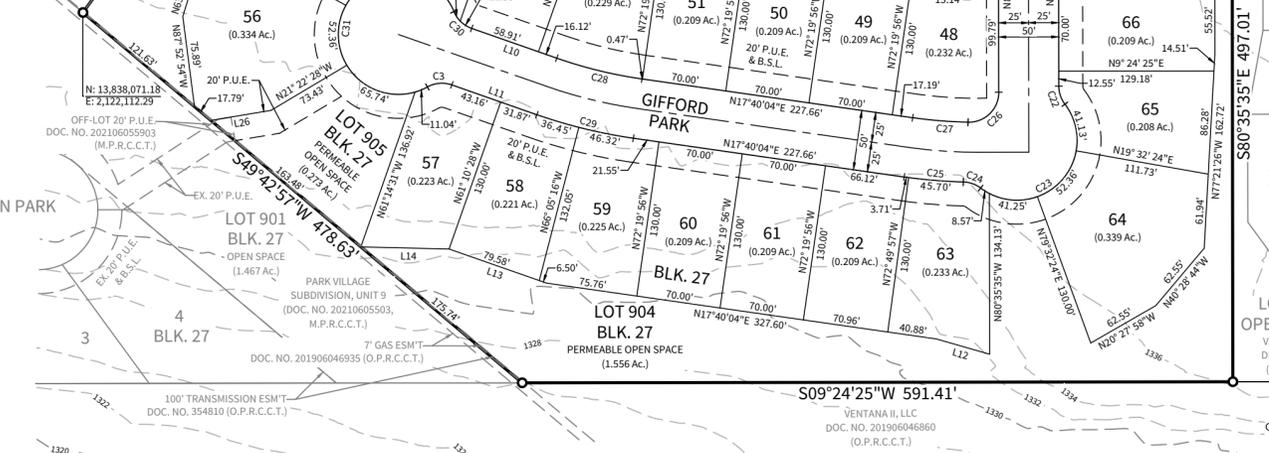
BY: _____ (SIGNATURE OF LIENHOLDER(S))

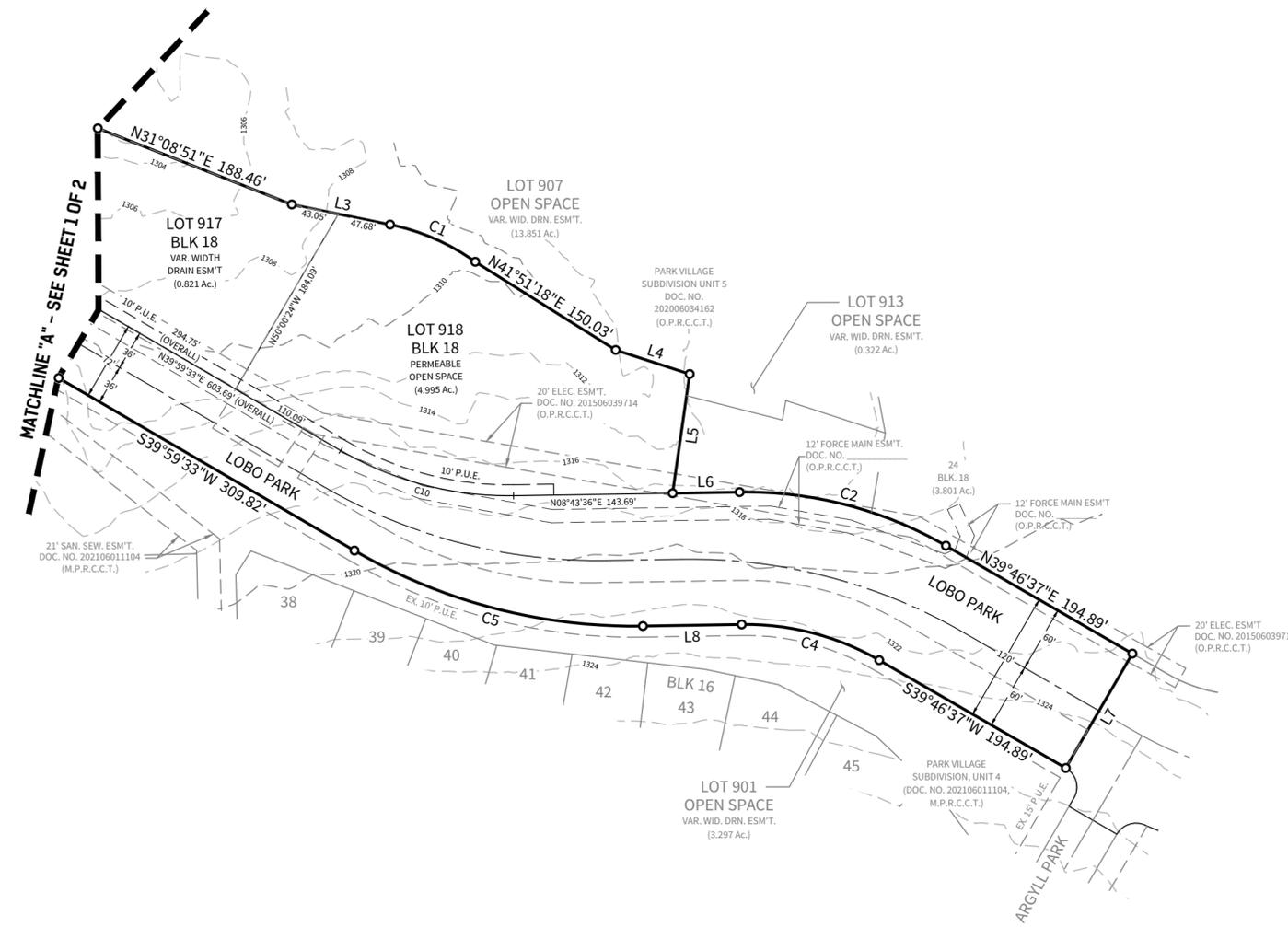
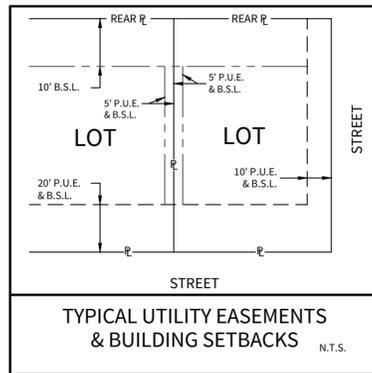
(NAME(S) AND TITLE PRINTED)



SEE SHEET 1 OF 2
INDEX MAP
NOT TO SCALE

LOT 902 BLK. 27
OPEN SPACE
VAR. WID. DRN. ESMT
(1.090Ac.)



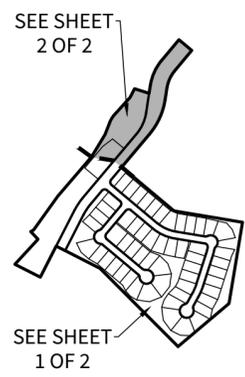


FINAL PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 7
 A SUBDIVISION PLAT ESTABLISHING 54 RESIDENTIAL LOTS AND 6 OPEN SPACE LOTS, CONTAINING 29.305 ACRES OF LAND LOCATED IN THE H. WHITE SURVEY 430, ABSTRACT 658, COMAL COUNTY, TEXAS AND OUT OF THAT CALLED 277.39 ACRE TRACT DESCRIBED IN DOCUMENT 20050608360 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1"=100'

M.W. CUDE ENGINEERS, L.L.C.
 4122 POND HILL RD. • S-101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 • F:210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPLS #10048500 • TBPE FIRM #455
 MWC: JEFFREY A. MCKINNIE
 PRJ. NO.: 03021.012

- LEGEND**
- Ac. = ACRES
 - B.S.L. = BUILDING SETBACK LINE
 - CI = CURVE NUMBER
 - DOC. = DOCUMENT
 - D.P.R. = DEED PLOT REFERENCE
 - DRN. = DRAINAGE
 - ELEC. = ELECTRIC
 - ESMT. = EASEMENT
 - EX. = EXISTING
 - GBRA = GUADALUPE-BLANCO RIVER AUTHORITY
 - G.P.M. = GALLONS PER MINUTE
 - F.I.R. = FOUND IRON ROD
 - LI = LINE NUMBER
 - LTD. = LIMITED
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
 - MSL = MEAN SEA LEVEL
 - N.A.D. = NORTH AMERICAN DATUM
 - NO. = NUMBER
 - N.T.S. = NOT TO SCALE
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - PERM. = PERMEABLE
 - PG. = PAGE
 - PSS. = PAGES
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - SAN. SEW. = SANITARY SEWER
 - VAR. = VARIABLE
 - WAT. = WATER
 - WCID = WATER CONTROL AND IMPROVEMENT DISTRICT
 - WID. = WIDTH
 - W.W.T.P. = WASTE WATER TREATMENT PLANT
 - - - - = STREET CENTERLINE
 - - - - = CITY LIMIT LINE
 - - - - = EXISTING GROUND MAJOR CONTOUR
 - - - - = EXISTING GROUND MINOR CONTOUR
 - = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"



INDEX MAP
 NOT TO SCALE

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	200.00'	24°15'23"	42.98'	84.67'	84.04'	N33°22'09"E
C2	360.00'	31°03'00"	100.01'	195.09'	192.71'	N24°15'07"E
C3	25.00'	48°11'23"	11.18'	21.03'	20.41'	N04°43'51"E
C4	240.00'	31°02'59"	66.67'	130.06'	128.48'	S24°15'07"W
C5	500.00'	31°15'56"	139.91'	272.84'	269.47'	S24°21'35"W
C6	453.00'	13°00'47"	51.66'	102.88'	102.66'	N33°29'10"E
C7	381.00'	13°00'47"	43.45'	86.53'	86.35'	N33°29'10"E
C8	25.00'	90°00'00"	25.00'	39.27'	35.36'	N84°59'33"E
C9	25.00'	90°00'00"	25.00'	39.27'	35.36'	N05°00'27"W
C10	300.00'	31°15'57"	83.95'	163.71'	161.68'	N24°21'35"E
C11	25.00'	90°00'00"	25.00'	39.27'	35.36'	N05°00'27"W
C12	25.00'	90°00'00"	25.00'	39.27'	35.36'	N84°59'33"E
C13	25.00'	90°00'00"	25.00'	39.27'	35.36'	N05°00'27"W
C14	25.00'	36°05'26"	8.14'	15.75'	15.49'	S58°02'16"W
C15	50.00'	162°10'51"	318.95'	141.53'	98.79'	S05°00'27"E
C16	25.00'	36°05'26"	8.14'	15.75'	15.49'	S68°03'10"E
C17	25.00'	48°11'23"	11.18'	21.03'	20.41'	S25°54'45"E
C18	50.00'	276°22'46"	44.72'	241.19'	66.67'	N39°59'33"E
C19	25.00'	48°11'23"	11.18'	21.03'	20.41'	N74°06'08"W
C20	325.00'	30°35'08"	88.87'	173.49'	171.44'	S65°18'01"E
C21	275.00'	30°35'08"	75.19'	146.80'	145.06'	S65°18'01"E
C22	25.00'	36°59'52"	8.36'	16.14'	15.86'	N80°54'29"E
C23	50.00'	164°13'03"	360.74'	143.31'	99.05'	S35°28'55"E
C24	25.00'	35°37'11"	8.03'	15.54'	15.29'	S28°49'01"W
C25	425.00'	6°39'38"	24.73'	49.41'	49.38'	S14°20'15"W
C26	25.00'	91°11'44"	25.53'	39.79'	35.72'	S34°59'43"E
C27	375.00'	7°03'55"	23.15'	46.24'	46.21'	S14°08'06"W
C28	375.00'	11°09'28"	36.63'	73.03'	72.91'	S23°14'48"W
C29	425.00'	11°09'28"	41.51'	82.76'	82.63'	S23°14'48"W
C30	25.00'	48°11'23"	11.18'	21.03'	20.41'	S52°55'14"W
C31	50.00'	276°22'46"	44.72'	241.19'	66.67'	S61°10'28"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°06'45"W	76.17'
L2	N61°34'34"E	23.67'
L3	N21°14'27"E	90.73'
L4	N27°44'16"E	70.36'
L5	S72°13'49"E	109.13'
L6	N08°43'36"E	60.56'
L7	S50°13'23"E	120.00'
L8	S08°43'37"W	89.38'
L9	N63°01'14"W	72.00'
L10	S28°49'32"W	75.03'
L11	S28°49'32"W	75.03'
L12	S25°32'43"W	46.09'
L13	S28°49'32"W	86.08'
L14	S10°53'06"W	73.41'
L15	N17°16'45"E	54.17'
L16	N34°35'10"E	54.17'
L17	N28°49'32"E	40.05'
L18	N58°44'20"W	51.59'
L19	N42°15'42"W	51.59'
L20	N26°44'09"W	45.66'
L21	N59°28'55"W	70.97'
L22	N49°21'32"W	73.82'
L23	N25°41'36"W	73.82'
L24	S68°17'08"E	73.72'
L25	S09°24'25"W	34.67'
L26	N00°00'00"E	50.79'
L27	S17°40'04"W	96.33'
L28	N67°07'29"W	54.40'
L29	N50°00'27"W	322.40'
L30	S50°00'27"E	323.44'
L31	N45°00'18"E	70.27'
L32	N70°56'15"E	38.96'
L33	S70°56'15"W	41.14'

REVIEW MEMORANDUM

TO: Kyle Hudek, P.E.
Cude Engineers
4122 Pond Hill Rd, Ste. 101
San Antonio, TX 78231

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

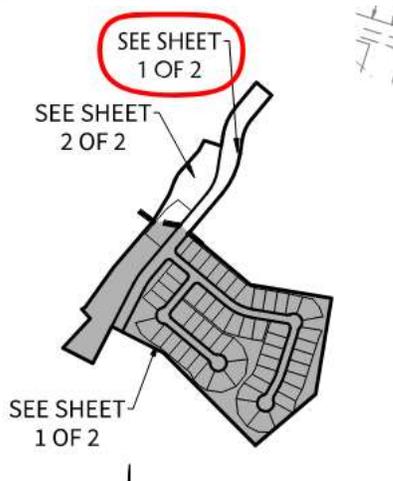
SUBJECT: Park Village Unit 7
Final Plat Acceptance
PC-22-48

DATE: January 4, 2023

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plat application and supporting documents for the Park Village Unit 7 development dated December 2022. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde, the City's Drainage Design Manual (DDM) AND the Development Agreement dated July 31, 2014 with Two Seventy Seven, LTD. The following items were reviewed, with resolved items in blue. After thorough review of the revised documents, Half has no further comments and recommends approval.

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

1. There are more than 3 open space lots within the plat limits. Please update General Platting Notes 8 & 9. **Comment resolved.**
2. Please update legal description to reflect the correct number of open space lots. **Comment resolved.**
3. Please update the acreage for lots 56 & 905 to account for the change in property line between the lots. **Comment resolved.**
4. Add lienholder signature block (with address) or confirmation that lean has been released. *1/4-Lienholder statement reflects Unit 8 in the description. Please revise.* **Comment resolved.**
5. Update year in P&Z block. **Comment resolved.**
6. Remove excess callout on index map: **Comment resolved.**



7. Provide a copy of the approval letter from Comal County for new street name designations.
[Comment resolved.](#)

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

1. Current tax certificate required. The information provided shows taxes were pending payment, but the county will require official tax certificate for recordation. [Comment resolved.](#)

General Design 2.03(c)

No comments – matches approved preliminary plat.

Streets 2.04

No comments – matches approved preliminary plat.

Drainage Analysis

Previously reviewed and approved. No changes made.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-50

REPLAT

Lot 65, 66 & 67, Shepherds Ranch Unit 4

MEETING DATE: January 12, 2023
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Replat for Lots 65, 66 & 67, Shepherds Ranch Unit 4 Subdivision, generally located near the intersection of Shepherds Ranch and Taylor Point.

OWNER/APPLICANT:

Michael & Karen Spencer
775 Taylor Point
Bulverde, TX 78163

PROPERTY INFORMATION:

Owner: Michael & Karen Spencer
Legal Description: Lot 65, 66 & 67 Shepherds Ranch Unit 4
Size: 21.51 acres; 2 lots
Existing Land Use: Single-Family Residential
Existing Zoning: R-1

SUMMARY & ANALYSIS:

This is a proposed replat of 21.51 acres, which was previously platted as Lot 65, 66 & 67 Shepherds Ranch Unit 4 at the time of original approval. The purpose of this replat is to combine Lot 65 and 66 and move the lot line on Lot 67, establishing Lots 65R and 66R.

STAFF RECOMMENDATION:

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

Therefore, Staff recommends DENIAL of this Replat.

ATTACHMENTS:

Application
Plat
Plat Review Memo



APPLICATION FOR REPLAT

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

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

- Name of Subdivision: SHEPHERDS RANCH SUBDIVISION Unit No 4
 Location Description/Nearest Intersection: Shepherds Ranch & Taylor Point
- Owner/Applicant: Michael Clay & Karen Lynn Spencer
 Address: 775 TAYLOR POINT BULVERDE, TX 78163 Email: spencer1700@gmail.com
 Telephone: 210-247-7733 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.
- Licensed Engineer/Surveyor (technical contact): Chris Jurica, RPLS
 Address: P.O. Box 481 Blanco TX 78606 Email: chrisj@worldsuvrveying.com
 Telephone: 830-833-3610 Fax: _____ Mobile: _____
- Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>Well</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>2</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>21.51</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>R1</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	_____		

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

Michael Clay Spencer Karen Spencer 12-06-2022
 Signature of Owner/Applicant Date

Fees and Submittal Dates on Page 2

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

Fees:

Replats/Vacating Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

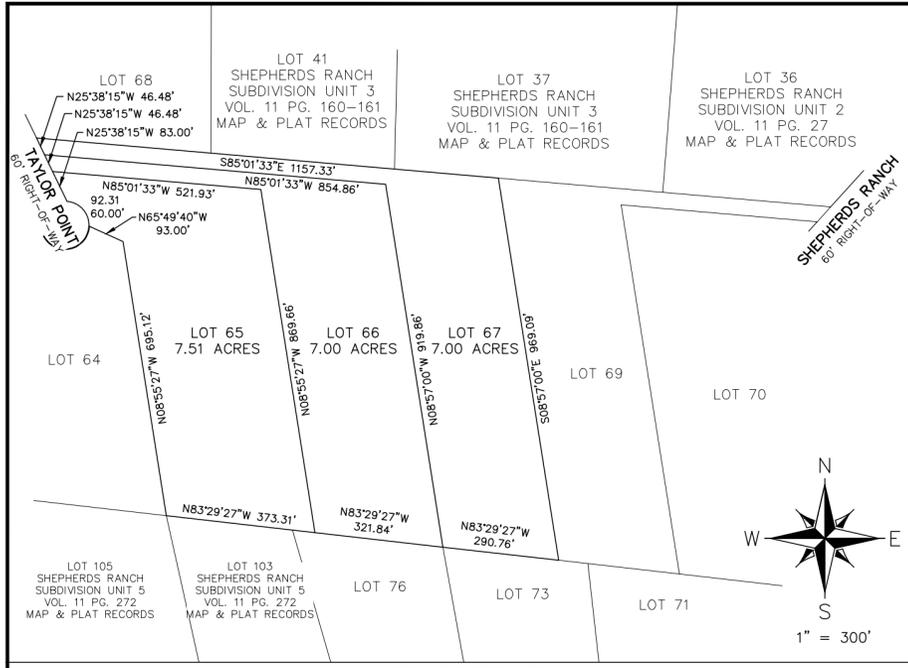
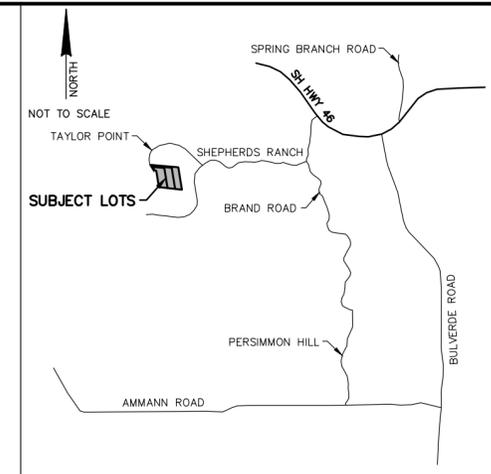
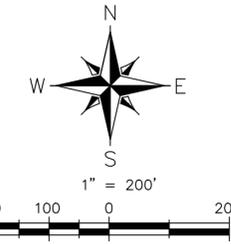
- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres)

SUBMITTAL DATES: NOVEMBER 2021 – DECEMBER 2022

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

REPLAT OF LOTS 65, 66, AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 ESTABLISHING LOTS 65R AND 66R

BEING LOTS 65, 66 AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 RECORDED IN VOLUME 11, PAGES 219-220, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.011 OR CHAPTER 232.0095, THE PURPOSE OF THIS REPLAT IS TO COMBINED PART OF LOT 66 WITH LOT 67 AND PART OF LOT 66 WITH LOT 65.



AREA OF REPLAT
LOTS 65, 66 AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 RECORDED IN VOLUME 11, PAGES 219-220, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS

LEGEND

- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊗ FOUND 10" CEDAR FENCE POST
- ⊗ FOUND 6 CEDAR FENCE POST
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER WELL
- ⊕ PROpane TANK
- ⊕ KEY PAD
- ⊕ A/C PAD
- ⊕ FLAG POLE
- ⊕ POOL EQUIPMENT
- ⊕ 8" RISER ON CONCRETE PAD
- ⊕ WIRE FENCE
- ⊕ METAL FENCE
- ⊕ OEC OVERHEAD ELECTRIC/COMMUNICATION
- ⊕ OE OVERHEAD ELECTRIC
- ⊕ ET OVERHEAD ELECTRIC TRANSMISSION
- ⊕ C.F. COVERED FLAGSTONE
- ⊕ F.S. FLAGSTONE
- ⊕ C.C. COVERED CONCRETE
- ⊕ CONC. CONCRETE

BUILDING SETBACK LINES

ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND 10' ALONG THE SIDES AS SHOWN BELOW, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

TYPICAL UTILITY EASEMENTS

20' ELECTRIC & UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT, SIDE, AND BACK LOT LINES. SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS, ETC.) GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

TYPICAL WATER WELL SANITARY CONTROL EASEMENT

150' RADIUS CENTERED ON WELL.

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

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

BY: _____
MICHAEL CLAY SPENCER
775 TAYLOR POINT
BULVERDE, TEXAS 78163

BY: _____
KAREN LYNN SPENCER
775 TAYLOR POINT
BULVERDE, TEXAS 78163

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF
NOTARY PUBLIC THIS _____ DAY OF _____ A.D., 20____
NOTARY PUBLIC _____ PRINT NAME _____
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

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

PRELIMINARY. NOT TO BE RECORDED FOR ANY PURPOSE.
01/11/2022

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

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____ A.D., 20____
NOTARY PUBLIC _____ PRINT NAME _____
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAN OF REPLAT OF LOTS 1, 2, AND 3, BULVERDE OAKS UNIT ONE ESTABLISHING LOTS 1R AND 2R WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON _____ 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.

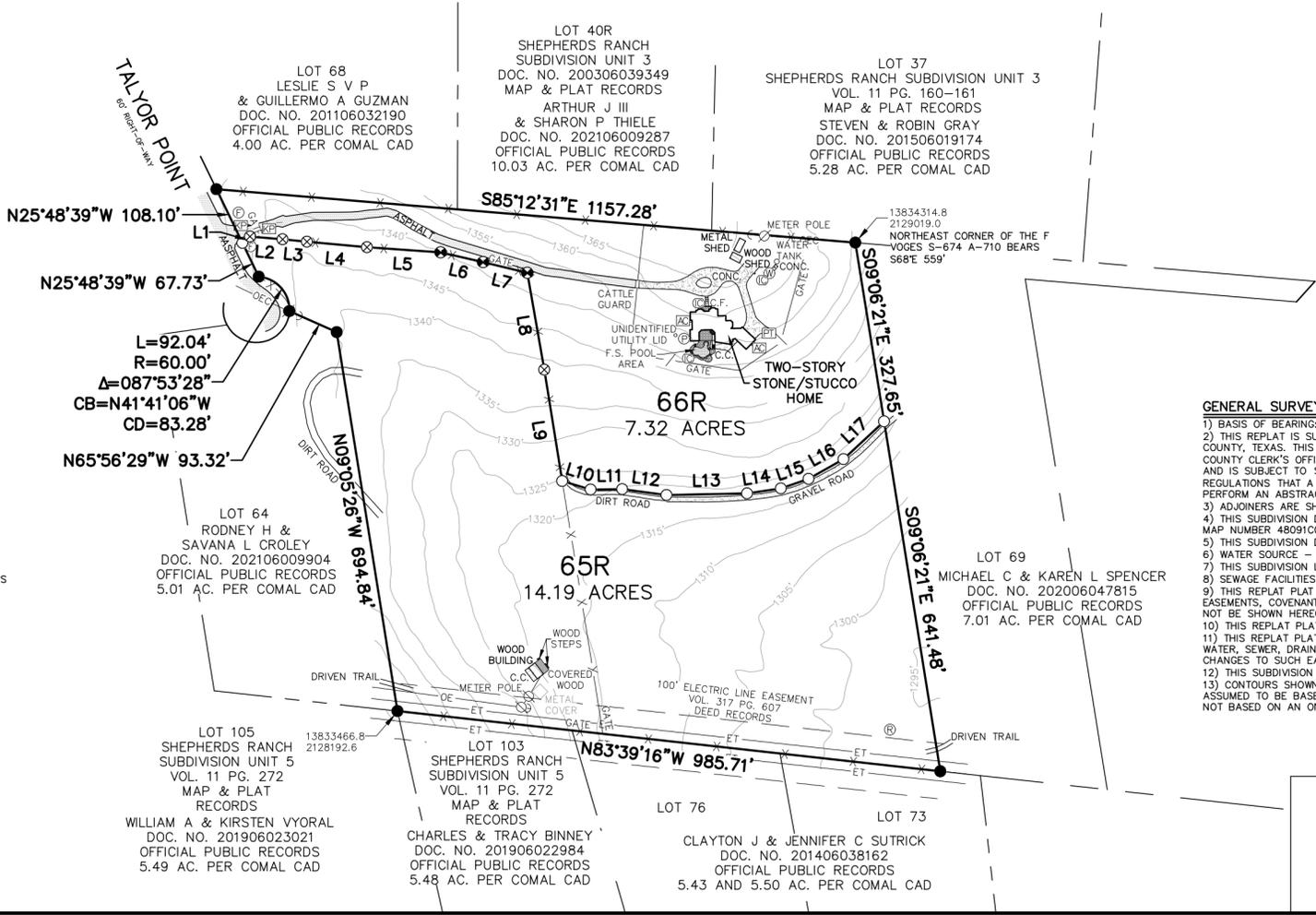
DATED _____ DAY OF _____, 20____

BY: _____
PLANNING DIRECTOR

THIS PLAT OF REPLAT OF LOTS 1, 2, AND 3, BULVERDE OAKS UNIT ONE ESTABLISHING LOTS 1R AND 2R 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 _____ DAY OF _____, 20____

BY: _____
CHAIRPERSON



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N49°19'07"E	17.98'
L2	S85°00'34"E	59.17'
L3	S84°24'58"E	44.07'
L4	S84°42'26"E	108.70'
L5	S85°58'47"E	133.55'
L6	S76°59'39"E	78.52'
L7	S76°23'59"E	82.14'
L8	S09°53'05"E	178.00'
L9	S09°07'40"E	204.20'
L10	S73°34'58"E	53.58'
L11	N89°18'46"E	56.90'
L12	S82°26'13"E	80.77'
L13	N88°49'08"E	145.33'
L14	N81°37'06"E	61.61'
L15	N70°52'22"E	52.99'
L16	N60°33'15"E	72.32'
L17	N46°56'39"E	100.17'

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 2) THIS REPLAT IS SUBJECT TO NOTES RECORDED IN VOLUME 11, PAGES 219-220, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS. THIS REPLAT IS SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED AND ON FILE AT THE COMAL COUNTY CLERK'S OFFICE. THIS REPLAT WAS PERFORMED WITHOUT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE AND IS SUBJECT TO SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE. THE SURVEYOR DID NOT PERFORM AN ABSTRACT OF TITLE.
- 3) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 4) THIS SUBDIVISION DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DESIGNATED BY F.E.M.A. BASED ON F.I.R.M. MAP NUMBER 48091C0215F WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2009.
- 5) THIS SUBDIVISION DOES NOT LIE WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
- 6) WATER SOURCE - PRIVATE WELLS
- 7) THIS SUBDIVISION LIES WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.
- 8) SEWAGE FACILITIES - ON-SITE SEPTIC FACILITIES
- 9) THIS REPLAT PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, ENCUMBRANCES AND ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 10) THIS REPLAT PLAT DOES NOT INTEND OR ATTEMPT TO REMOVE ANY RECORDED COVENANTS OR RESTRICTIONS.
- 11) THIS REPLAT 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 SHOWN OR DESCRIBED HEREON.
- 12) THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
- 13) CONTOURS SHOWN HEREON WERE DOWNLOADED FROM COMAL COUNTY ENGINEER'S OFFICE OPEN DATA AND ARE ASSUMED TO BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE CONTOURS SHOWN HEREON ARE NOT BASED ON AN ON THE GROUND SURVEY AND ARE FOR INFORMATIONAL PURPOSES ONLY.

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

JOB NO.: 1431-21
DRAWN BY: JMT & CJJ
CHECKED BY: CJJ
SHEET: 1 OF 1

REVIEW MEMORANDUM

TO: Michael Clay & Karen Lynn Spencer
775 Taylor Point
Bulverde, Texas 78163

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

SUBJECT: Replat of Lots 65-67, Shepherds Ranch Unit 4 **DATE:** December 21, 2022
Establishing Lots 65R and 66R
Replat Review
PC-22-50

Halff Associates, on behalf of the City of Bulverde, has performed a review on the replat dated December 2022 and supporting documents for the **Replat of Lots 65, 66 & 67, Shepherds Ranch Unit 4, Establishing Lots 65R and 66R**. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde. The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

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

1. Please add the date of preparation to the plat.
2. Maximum scale for both area of replat and new plat layout is 1"=100'.
3. Use a heavy line in both views for the outside boundary of the area being replatted.
4. Show existing utility lines on the "area of replat" view."
5. Existing improvements (buildings, fences, utilities, etc) should not be shown on a replat.
6. New setback lines should meet the requirements of Zoning ordinance 14.03.003, and must be shown on the plat.
7. General Survey Notes #2 & #9 repeat.
8. Provide slope easements, if any exist, after preparation of Slope map, as noted in the section below.
9. Correct replat name in Planning Director & P&Z signature blocks.

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

1. Provide approval letters from utility companies for removal of utility lines along existing property lines.
2. Tax certificates required for each lot included in the platted area.
3. Provide property closure verification.
4. Provide a slope map, as defined by Section 4.04, and add slope easements if any exist.

Drainage Analysis

No comments - Drainage analysis not required at this time.