

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, June 3, 2024 – 6:00 p.m.

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main, Boerne, TX 78006

Executive session in accordance with the Texas Government Code: The Planning and Zoning Commission may, as permitted by law, adjourn into executive session at any time to discuss any matter listed below as authorized by Texas Government Code §551.071 (Consultation with Attorney)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. [2024-272](#) Administer oaths of office to Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Carlos Vecino

Attachments: [AIS - Oaths of Office](#)

4. [2024-273](#) Consider election of vice-chair and secretary

Attachments: [AIS - Election of Vice-Chair and Secretary](#)

5. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

6. CONSENT AGENDA: All items listed below within the consent agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless there is a Commission member or citizen request, in which event the item may be moved to the general order of business and considered in its normal sequence.

6.A. [2024-265](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of May 6, 2024.

Attachments: [Official Meeting Minutes 24-0506](#)

6.B. [2024-266](#) A request for final plat approval for Esperanza Phase 3E, generally located at Esperanza Boulevard and Fortuna. (Extra Territorial Jurisdiction)

Attachments: [AIS Esperanza 3E FP - 20240603](#)
[Att 1 - Location Map Aerial Map](#)
[Att 2 - Approved Pod General Master Development Plan Phase 3 & 4](#)
[Att 3 - Approved Preliminary Plat Esperanza 3E approved 11062023](#)
[Att 4 - Proposed Final Plat Esperanza 3E](#)

7. REGULAR AGENDA:

7.A. [2024-269](#) Consider a request for a variance to Chapter 8, Section 8.1 Floodplain Management and Chapter 8, Section 8.2 Watershed Protection Zones, of the Unified Development Code for a property located at 109 Ammann Road (KAD 11864 & 310823. (Extraterritorial Jurisdiction)

Attachments: [AIS - Bridge Fellowship DPZ and Local Floodplain Variance](#)
[Bridge Fellowship - Site Pictures](#)

7.B. [2024-267](#) Consider the proposed amendments to the Unified Development Code adopted on November 24, 2020, including but not limited to:

1. Section 2.1.E - Public notice
2. Section 2.6.7 - ETJ plat exemptions
3. Section 3.5 - Dimensional standards for base zoning districts
4. Section 3.7 - Permitted use tables
5. Chapter 3 - Overlay districts related to pylon signs
6. Section 5.6.B.3 - Onsite parking for non-residential properties
7. Section 7.5 - Roadway access design standards
8. Section 8.2 - Environmental Design - watershed protection related to low impact development requirements
9. Chapter 9 - Signs related to pole and pylon signs

- I. Staff presentation
- II. Public hearing
- III. Recommendation

Attachments: [AIS - 2024 UDC Amendments PZ 6-3-24](#)
[UDC 2024 Amendments 5-30-24](#)
[UDC Updates - Signs - 5.30.24 335pm](#)

8. DISCUSSION ITEMS:

8.A. [2024-268](#) Proposed amendments to the Unified Development Code -
Appendix D. - Dark Sky Regulations

9. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:
Section 551.071 – Consultation with attorney regarding open meetings law

10. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or
action may take place

11. ADJOURNMENT

s/s Nathan Cane

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 31st day of May,
2024 at 3:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.



AGENDA ITEM SUMMARY

	AGENDA ITEM SUMMARY
Agenda Date	<i>June 3, 2024</i>
Requested Action	Administer oaths of office to Commissioner Bob Cates, Commissioner Susan Friar, and Commissioner Carlos Vecino of the Planning and Zoning Commission.
	Nathan Crane, Planning Director
Background Information	On May 28, 2024, the Boerne City Council voted to approve the following mayoral re-appointments to the Planning and Zoning Commission: Commissioner Bob Cates (Place 3), Commissioner Susan Friar (Place 2), and Commissioner Carlos Vecino (Place 1).
Item Justification	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Demand <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recom. <input type="checkbox"/> Other: _____
Financial Considerations	None
Citizen Input/Board Review	None
Legal Review	None
Alternative Options	None
Supporting Documents	None



AGENDA ITEM SUMMARY

	AGENDA ITEM SUMMARY
Agenda Date	<i>June 3, 2024</i>
Requested Action	Consider election of vice-chair and secretary.
	Nathan Crane, Planning Director
Background Information	The vice chair and the secretary are elected annually by Planning and Zoning Commission members as per the Unified Development Code Chapter 1 Section 12: “The vice-chair and the secretary shall be elected by the commission members and begin serving during the commission's regular meeting in June of each year, and they shall serve until the next election of officers.”
Item Justification	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Demand <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recom. <input type="checkbox"/> Other: _____
Financial Considerations	None
Citizen Input/Board Review	None
Legal Review	None
Alternative Options	None
Supporting Documents	None

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, May 6, 2024 – 6:00 p.m.

Minutes of the Planning and Zoning Commission meeting of May 6, 2024 at 6:00 p.m.

Present: 5 - Vice Chair Lucas Hiler, Commissioner Bill Bird, Commissioner Susan Friar, Commissioner Bob Cates, Commissioner Terry Lemoine

Late: 1 - Chairman Tim Bannwolf arrived at 6:01 p.m.

Absent: 1 - Commissioner Carlos Vecino

Staff Present: Mick McKamie, Kristy Stark, Barrett Squires, Heather Wood, Nathan Crane, Franci Linder, Sara Varvarigos, JoAnmarie Andrade, Jeff Carroll, Cheryl Rogers, Ryan Bass

Recognized and Registered Guests: Mark Santos, Billy Green Jr., Jeff Hutzler, Abby Gillfillan

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:02 p.m.

Chairman Bannwolf led the Pledge of Allegiance to the United States Flag and the Texas Flag.

2. CONFLICTS OF INTEREST:

No conflicts were declared.

3. PUBLIC COMMENTS:

Chairman Bannwolf opened public comments at 6:03 p.m.

No comments were received.

Chairman Bannwolf closed public comments at 6:03 p.m.

4. CONSENT AGENDA:

Commissioner Bob Cates requested to have item 4.B. removed from the consent agenda and to be voted on separately.

A motion was made by Commissioner Friar, seconded by Commissioner Hiler, to approve consent agenda items 4.A., and 4.C. - 4.E. The motion carried by the following vote:

Yea: 6 - Chairman Bannwolf, Commissioner Lemoine, Commissioner Bird, Commissioner Friar, Commissioner Cates, Commissioner Hiler

4.A. [2024-198](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of April 1, 2024.

4.B. [2024-213](#) A request for approval for Commons at Menger Creek Unit 11 Subdivision Plat located at 20 Old San Antonio Road.

Sara Varvarigos, City Planner II, presented the Commons at Menger Creek Unit 11 Subdivision Plat.

Commission discussion ensued regarding the SoBo overlay district that is a part of this proposed plat and the importance of the character outlined in it (pedestrian friendly, walkable, and for small boutiques, shopping, dining types businesses). The commission questioned if the road alignments in this plat meets fire code regulations and also questioned what triggers the enforcements of a past agreement that required improvements to Old San Antonio Road.

Chery Rogers, Assistant City Engineer, clarified that improvements to widen Old San Antonio Road would be required by an adjacent property; this proposed plat is not adjacent so does not trigger any improvements.

Jeff Carroll, Engineering and Mobility Director, clarified that an original development agreement (prior to Commons at Menger Creek) had

specific language on where Herff Road was going to be constructed and is what defined the layout of Herff Road as it exists to date. He explained that the original lot layouts for this project have changed over time. The developer has now split the lots into different pieces; this plat being considered does not have lots fronting Old San Antonio Road which does not trigger road improvements on that portion of public right-of way. He also confirmed that the proposed road meets current fire code.

A motion was made by Commissioner Cates, seconded by Commissioner Hiler, to approve the Commons at Menger Creek Unit 11 Subdivision Plat located at 20 Old San Antonio Road with the conditions outlined in the staff memo. The motion carried by the following vote:

Yea: 6 - Chairman Bannwolf, Commissioner Lemoine, Commissioner Bird, Commissioner Friar, Commissioner Cates, Commissioner Hiler

- 4.C. [2024-214](#) A request for preliminary plat approval for Corley Farms U5, generally located north of the intersection of Scenic Loop Road and Corley Road. (Extra-Territorial Jurisdiction)
- 4.D. [2024-215](#) A request for final plat approval for Esperanza Phase 4A, generally located at Esperanza Boulevard and Navarro. (Extra Territorial Jurisdiction)
- 4.E. [2024-216](#) A request for preliminary plat approval for Esperanza Phase 3F, generally located northeast of Galisteo Ave and Splendido Drive. (Extra-Territorial Jurisdiction)

5. REGULAR AGENDA:

- 5.A. [2024-218](#) Consider a request for a special use permit for an automobile service center (with no outside storage) within the C2 SoBo MU-CZ (Transitional Commercial South Boerne Overlay District, Mixed-use Character Zone) on a 1-acre portion of a property located at 20 Old San Antonio Road (part of KAD 39338). Take necessary action.
 - I. Staff presentation
 - II. Public hearing

III. Recommendation

Sara Varvarigos, City Planner II, presented the proposed request for a special use permit.

Chairman Bannwolf opened the public hearing at 6:50 p.m.

Mark Santos, LGA engineering, made himself available for questions.

Chairman Bannwolf closed the public hearing at 6:51 p.m.

Chairman Bannwolf announced that a Planning and Zoning Commission subcommittee that included himself, Commissioner Cates and Commissioner Friar was established to assess the proposed project.

Commissioner Friar, chair the subcommittee, gave feedback from discussions they had with the developer and city staff. There were concerns regarding the intent of the SoBo overlay district being overlooked, and concern with special permissions being given for this type of use that is not granted by zoning rights.

The commission discussed the intent of the SoBo overlay and the city's future land use plan in detail. Questions were raised regarding the number of employees, and if there will be air conditioning in the bay areas. Other concerns discussed included parking, screening, and noise generated from this type of business.

Project representative Billy Green Jr. clarified that they anticipate approximately 8-10 employees, including the franchisee owner, and that the service bays will be climate controlled. He explained that out of all of their locations, the minimum parking spaces are 30 and this number is based on peak times such as major holidays, and is no different than other retail businesses. He further clarified that they do not repair engines onsite, rather they send them off to be repaired, which usually the transaction occurs in one day.

Commission discussion continued and the overall consensus was that,

based on future planning, this type of use will not be suitable for this specific area.

A motion was made by Commissioner Friar, seconded by Commissioner Bird, to make a recommendation to Boerne City Council to deny a request for a special use permit for an automobile service center (with no outside storage) within the C2 SoBo MU-CZ (Transitional Commercial South Boerne Overlay District, Mixed-use Character Zone) on a 1-acre portion of a property located at 20 Old San Antonio Road (part of KAD 39338). The motion carried by the following vote:

Yea: 6 - Chairman Bannwolf, Commissioner Lemoine, Commissioner Bird, Commissioner Friar, Commissioner Cates, Commissioner Hiler

- 5.B.** [2024-217](#) A request for preliminary plat approval for Ranches at Creekside, Units 7 & 8, generally located southwest of the intersection of State Highway 46 and the proposed extension of Copper Creek.

Nathan Crane, Planning Director, introduced new City of Boerne Assistant Planning Director, Franci Linder.

Franci presented the proposed preliminary plat.

Jeff Carroll clarified that the road alignments shown on the plat are part of the current thoroughfare plan and will eventually connect to the east from the Southglen subdivision.

During commission discussion, concerns were raised about the walking trails, the amenity center construction, and past drainage issues expressed by homeowners in previous public meetings.

Jeff Hutzler, the developer's representative, provided updates on the amenity center construction, mentioning that the restroom construction has commenced and sidewalks are progressing as planned. He also explained that on the east side there was overhead electric, and to preserve trees and a buffer area, the development has opted to go underground with electric. He further explained that units 7 and 8 have been combined to streamline the plat review process. He clarified that

they have reduced approximately 40+ lots from the original master plan. To address the question regarding drainage concerns, he explained that once streets are built and approved by the city, it becomes the builder's responsibility.

A motion was made by Commissioner Friar, seconded by Commissioner Cates, to approve the preliminary plat for the Ranches at Creekside Units 7 and 8 with the conditions stated by the city (1. The final plat shall substantially conform to the preliminary plat date stamped May 2, 2024. 2. The final plat will not be recorded until such time as the infrastructure is completed and accepted by the City, thereby negating the requirement for a financial guarantee or the financial guarantee for the entire cost of infrastructure is received and approved, per Subdivision Ordinance 2007-56, Article 2, Section 2.04.001 B.) and adding the condition that all amenities that have been guaranteed to the residents must be complete prior to the start of construction of the units 7 and 8 (that is, all amenities that have been guaranteed in the master plan as amended and/or amenities in previous phases of plat approvals).

The motion carried by the following vote:

Yea: 6 - Chairman Bannwolf, Commissioner Lemoine, Commissioner Bird, Commissioner Friar, Commissioner Cates, Commissioner Hiler

6. DISCUSSION ITEMS:

6.A. [2024-219](#) Unified Development Code Update - Plat Review Process, Food Trucks, Noise Regulations and Other Amendments

Abby Gillfillan, representative from LionHeart Consulting, provided an overview of upcoming ordinance updates.

Commission discussion ensued regarding state legislation restricting cities authority over development.

Associate City Attorney Mick McKamie stated that in the past four legislative sessions, there have been attempts to limit the authority of

planning and zoning commissions and city councils when it comes to platting decisions. The argument put forth has been that arbitrary discussions are being made by planning and zoning commissions and city councils around the state that then delays development from happening. He emphasized that the lobbying power of Texas developers surpasses that of any other group. He further explained that there was also some misconception on how often planning and zoning commissions meet across the state; not all meet on a weekly basis as assumed.

Commission and staff continued to discuss the various Unified Development Code amendments that are intended to be presented for commission action at the June 3, 2024 meeting.

6.B. [2024-220](#) New Staff Introductions

Nathan Crane introduced Jo-Anmaire Andrade, new City Planner II.

Jo-Anmaire Andrade shared her appreciation for her new position with the city and expressed her enthusiasm to contribute to the community.

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

Chairman Bannwolf recognized Jeff Carroll, Director of Engineering and Mobility for the City of Boerne, for being named the 2024 Floodplain Manager of the Year by the Texas Floodplain Management Association. He also congratulated a few council members that were recently reelected.

8. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 8:46

Chairman

Secretary



AGENDA ITEM SUMMARY

Agenda Date

June 3, 2024

Requested Action

A REQUEST FOR FINAL PLAT APPROVAL FOR ESPERANZA PHASE 3E, GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND FORTUNA STREET. (EXTRA TERRITORIAL JURISDICTION)

Contact Person

Jo-Anmarie Andrade, Planner II
(830) 248-1055, jandrade@boerne-tx.gov

Background Information

PRIOR REVIEW:

- 30-day time extensions were approved by Planning & Zoning Commission on September 11, and October 2, 2023, as part of the consent agenda.

BACKGROUND:

The property is owned by Lookout Group Development Group, LP, and the applicant is Michael Scholze, PE, Kimley-Horn Engineering Co.

The property is not located within the city limits but is within the Extra-Territorial Jurisdiction (ETJ). The city has subdivision authority but does not have zoning authority in the ETJ. Additionally, this project is covered by a Development Agreement approved in 2008 and amended in 2023.

The POD General Development Plan (GDP) was approved June 7, 2021.

The Preliminary Plat was conditionally approved by the Planning & Zoning Commission on November 6, 2023.

The review of the plat is an administrative action. The project is vested to regulations in effect as of February 12, 2008, and is limited to conformance with Subdivision Ordinance No. 2007-56.

REQUEST:

1. Esperanza Phase 3E includes 69 residential lots, 5 open space lots, and 4.170 acres of Private Right-Of-Way on 27.776 acres. The density is 2.48 residential lots per acre.

2. The approved Pod General Development Plan (GDP) indicates the lots in this area to be approved at a minimum of 45 and 50/55 and 60/65 feet of frontage. All lots meet or exceed the minimum lot frontage requirements.
3. The plat includes a total of 1.123 acres of open space divided into 5 lots distributed along the perimeter of the phase. Open space lots 100, 101, 102, and 103 are designated for drainage, pedestrian access, and utility easements, while Lot 104 will additionally serve as an emergency secondary access easement.
4. Primary access to the subdivision will be provided from a continuation of Galisteo Drive which is a primary collector and will connect to Splendido Drive. The secondary point of access shall be thru Lot 104, Block 106, along the proposed Galisteo Drive.
5. Water and sewer services are provided by the water improvement district. Reclaimed water is provided by the City of Boerne.
6. Several off-lot easements are being established for utilities, electric, sewer, and temporary turnarounds. The temporary turnarounds will expire upon future platting. The other off-lot easements will connect to future utilities and infrastructure improvements in future phases.

ANALYSIS:

- The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The plat is consistent with the Comprehensive Plan
- All necessary private right-of-way dedications and street improvements are part of this development.
- The plat meets all the requirements of the Esperanza Pod General Development Plan, subdivision ordinance and development agreement. It is also consistent with the preliminary plat approval.

FINDINGS:

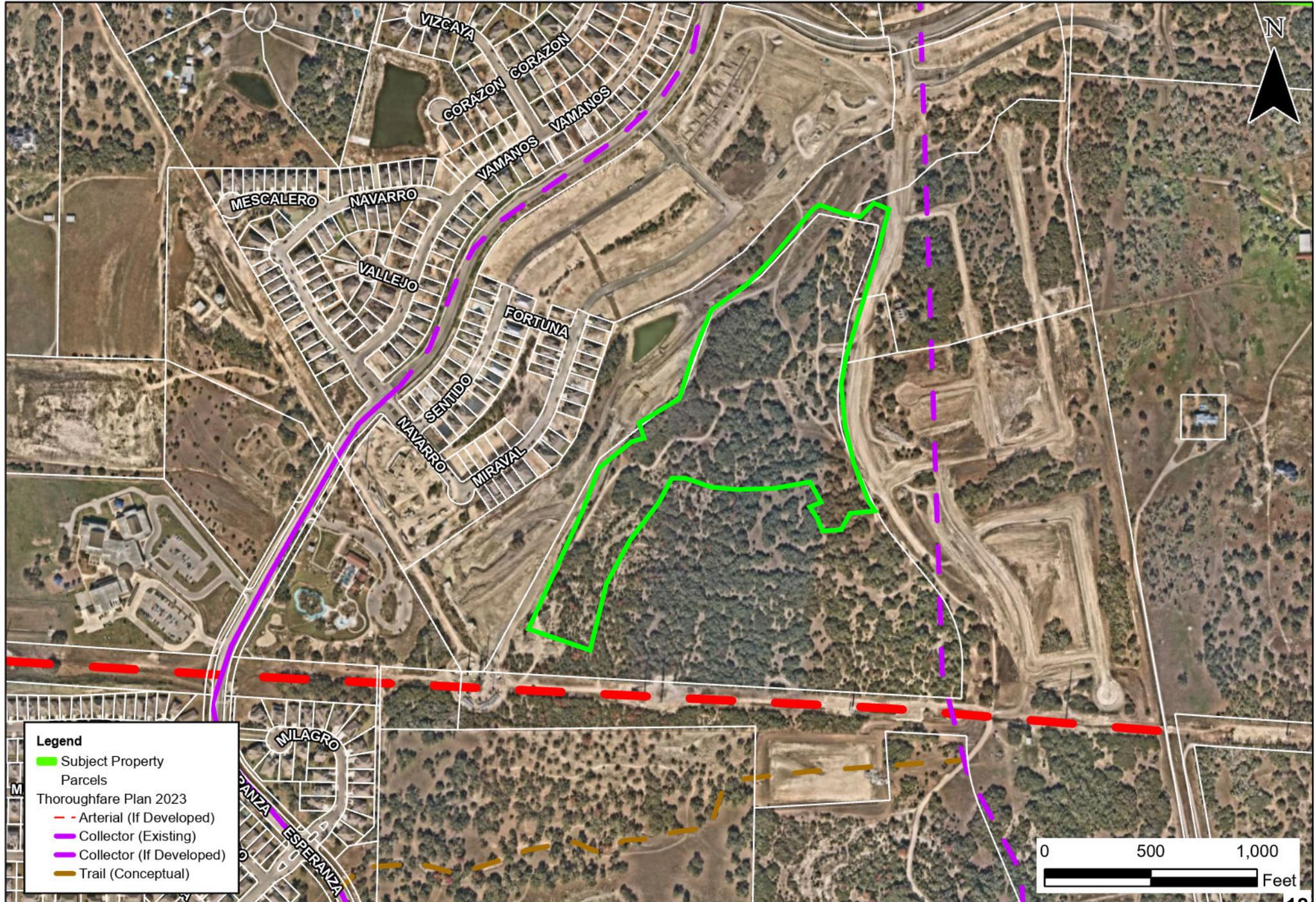
	<ul style="list-style-type: none"> • The final plat is consistent with the Comprehensive Master Plan. • The final plat is consistent with the existing Development Agreement. • The plat is consistent with the applicable subdivision regulations. <p>COMMISSION ACTION:</p> <p>Staff recommends that the following conditions be included if the Commission chooses to approve the plat:</p> <ol style="list-style-type: none"> 1. The recorded plat shall substantially conform to the preliminary plat approved by the Planning & Zoning Commission on November 6, 2023, except as modified by these stipulations. 2. The final plat will not be recorded until such time as the infrastructure is completed and accepted by the City, thereby negating the requirement for a financial guarantee or the financial guarantee for the entire cost of infrastructure is received and approved by the City Attorney. 3. Recordation of Galisteo Drive shall occur prior to recordation of this plat. 4. The recorded plat shall include information for adjacent plats and easements prior to recordation of this plat. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <ul style="list-style-type: none"> - I move that the Planning and Zoning Commission accept the findings and APPROVE the proposed final plat subject to the two stipulations recommended by staff. - I move that the Planning and Zoning Commission DENY the proposed final plat based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.). 										
<p>Item Justification</p>	<table border="0"> <tr> <td><input checked="" type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Pull</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Mitigate Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input checked="" type="checkbox"/> Master Plan Recommendation</td> <td><input type="checkbox"/> Other:</td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Pull	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency	<input checked="" type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment										
<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Pull										
<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement										
<input type="checkbox"/> Mitigate Risk	<input type="checkbox"/> Process Efficiency										
<input checked="" type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Other:										

Strategic Alignment	B2 – Advancing master plan recommendations. C1 – Offering quality customer experiences. C3 – Collaborating with community partners to enhance quality of life.
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this request.
Legal Review	This action is needed to meet the statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or disapprove the plat. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Attachment 1 – Location/Aerial Map Attachment 2 – Approved Pod General Master Development Plan Phase 3 & 4 Attachment 3 – Approved Preliminary Plat Attachment 4 – Proposed Final Plat

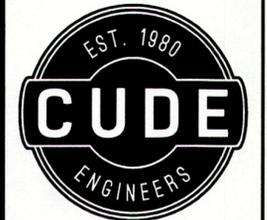


Location Map

Esperanza 3E



PLANNING
06/02/2023
RECEIVED



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

**ESPERANZA SUBDIVISION
PHASE 3 & 4
POD GENERAL DEVELOPMENT PLAN (GDP)**

DATE
6/4/2021

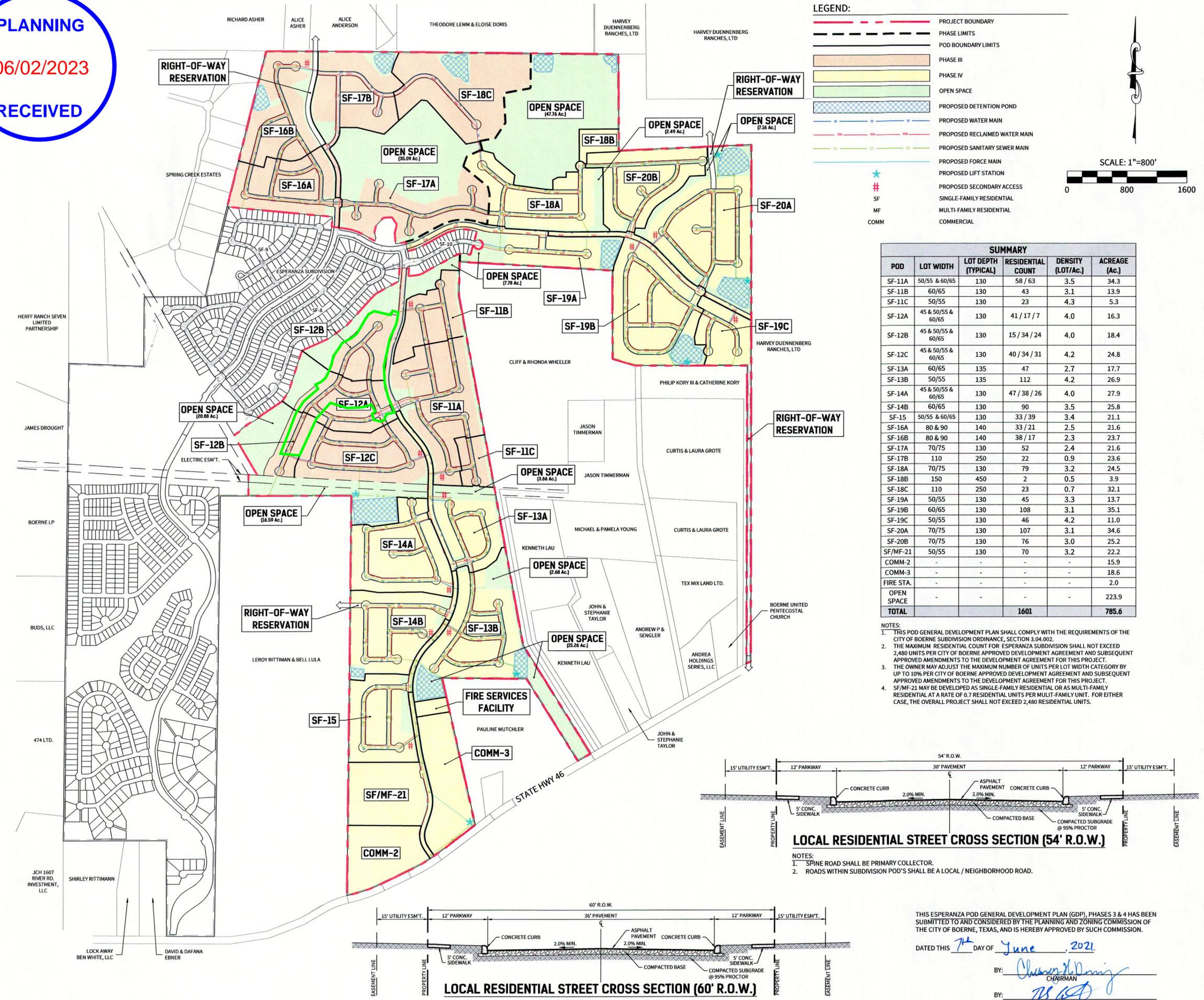
PROJECT NO.
03156.006.1

DRAWN BY
J.R.T.

CHECKED BY
W.P.M.

CUDE ENGINEERS
TBPE No. 0455

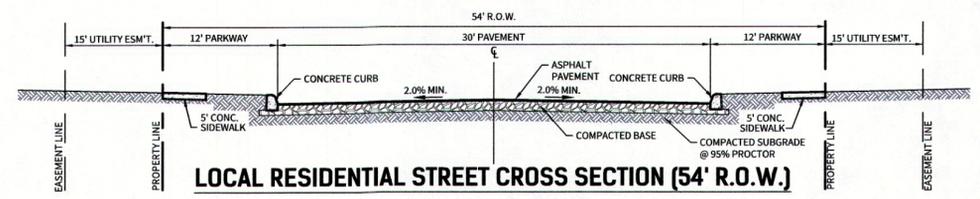
M-1



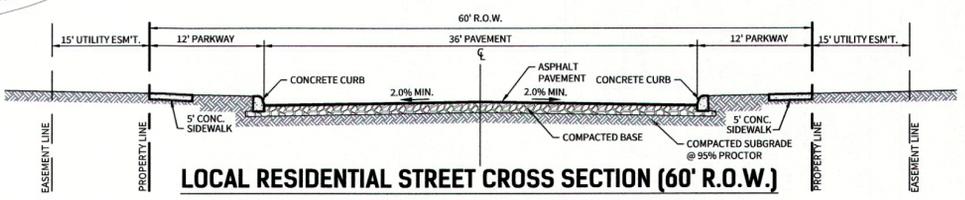
SUMMARY

POD	LOT WIDTH	LOT DEPTH (TYPICAL)	RESIDENTIAL COUNT	DENSITY (LOT/AC.)	ACREAGE (Ac.)
SF-11A	50/55 & 60/65	130	58 / 63	3.5	34.3
SF-11B	60/65	130	43	3.1	13.9
SF-11C	50/55	130	23	4.3	5.3
SF-12A	45 & 50/55 & 60/65	130	41 / 17 / 7	4.0	16.3
SF-12B	45 & 50/55 & 60/65	130	15 / 34 / 24	4.0	18.4
SF-12C	45 & 50/55 & 60/65	130	40 / 34 / 31	4.2	24.8
SF-13A	60/65	135	47	2.7	17.7
SF-13B	50/55	135	112	4.2	26.9
SF-14A	45 & 50/55 & 60/65	130	47 / 38 / 26	4.0	27.9
SF-14B	60/65	130	90	3.5	25.8
SF-15	50/55 & 60/65	130	33 / 39	3.4	21.1
SF-16A	80 & 90	140	33 / 21	2.5	21.6
SF-16B	80 & 90	140	38 / 17	2.3	23.7
SF-17A	70/75	130	52	2.4	21.6
SF-17B	110	250	22	0.9	23.6
SF-18A	70/75	130	79	3.2	24.5
SF-18B	150	450	2	0.5	3.9
SF-18C	110	250	23	0.7	32.1
SF-19A	50/55	130	45	3.3	13.7
SF-19B	60/65	130	108	3.1	35.1
SF-19C	50/55	130	46	4.2	11.0
SF-20A	70/75	130	107	3.1	34.6
SF-20B	70/75	130	76	3.0	25.2
SF/MF-21	50/55	130	70	3.2	22.2
COMM-2	-	-	-	-	15.9
COMM-3	-	-	-	-	18.6
FIRE STA.	-	-	-	-	2.0
OPEN SPACE	-	-	-	-	223.9
TOTAL			1601		785.6

NOTES:
1. THIS POD GENERAL DEVELOPMENT PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF BOERNE SUBDIVISION ORDINANCE, SECTION 3.04.002.
2. THE MAXIMUM RESIDENTIAL COUNT FOR ESPERANZA SUBDIVISION SHALL NOT EXCEED 2,480 UNITS PER CITY OF BOERNE APPROVED DEVELOPMENT AGREEMENT AND SUBSEQUENT APPROVED AMENDMENTS TO THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
3. THE OWNER MAY ADJUST THE MAXIMUM NUMBER OF UNITS PER LOT WIDTH CATEGORY BY UP TO 10% PER CITY OF BOERNE APPROVED DEVELOPMENT AGREEMENT AND SUBSEQUENT APPROVED AMENDMENTS TO THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
4. SF/MF-21 MAY BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL OR AS MULTI-FAMILY RESIDENTIAL AT A RATE OF 0.7 RESIDENTIAL UNITS PER MULT-FAMILY UNIT. FOR EITHER CASE, THE OVERALL PROJECT SHALL NOT EXCEED 2,480 RESIDENTIAL UNITS.



NOTES:
1. SPINE ROAD SHALL BE PRIMARY COLLECTOR.
2. ROADS WITHIN SUBDIVISION POD'S SHALL BE A LOCAL / NEIGHBORHOOD ROAD.



THIS ESPERANZA POD GENERAL DEVELOPMENT PLAN (GDP), PHASES 3 & 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 7th DAY OF June, 2021.
BY: *Cheryl M. Doney* CHAIRMAN
BY: *W.P.M.* SECRETARY

Easement notes

All properties designated as easements shall or may be utilized for the following purposes:

Drainage Easement:

Drainage, water diversion and sanitary control, including without limitation, walls, bed, embankments, spillways, appurtenances and other engineered devices (the "drainage system").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the drainage system; the right to change the size of the drainage system within the easement; the right to relocate along the same general direction of the drainage system; the right to create and/or dredge a stream courses, refill, or dig out such stream course, establish or change stream embankments within the easement, install storm sewer systems, culverts, water gaps, and protecting rails; the right to remove from the easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency of the drainage system; and the right to place temporary structures for use in constructing or repairing the drainage system.

With respect to the drainage system, it is expressly agreed and understood by all parties hereto, that the intention is to improve conditions of sanitation and water drainage control on the property for the benefit of the property, adjacent property and the community, but the city does not guarantee or warrant that such control work will be effective, nor does the city assume any additional liability whatsoever for the effects of flood, standing water or drainage on or to the property or any other property or persons that might be affected by said stream, wash or gully in its natural state or as changed by the city.

- 1. The grantor specifically reserves the right to use all or any part of the easement for any purpose, which does not damage, destroy, injure, and/or unreasonably interfere with the grantee's use of the easement.
2. The grantee shall make commercially reasonable efforts to ensure the damage to the property is minimized and will at all times, after doing any work in connection with the drainage system, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the grantee's usual and customary practices.
3. The grantee shall make necessary modifications and improvements to conform with the city of boerne drainage policy and plan at such a time as the said plan and policy are enacted by city council of the city of boerne, texas.

Utility easement:

Utilities, including, without limitation, sewer, water, gas, electricity, telephone and cable television, with all necessary and/or desirable lines, laterals and/or appurtenances thereto (the "utilities").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing and removing the utilities; the right to place new or additional utilities in the easement and to change the size of the utilities within the easement; the right to relocate along the same general direction of the utilities; the right to remove from the easement all trees and parts thereof or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the utilities; and the right to place temporary structures for use in constructing or repairing the utilities.

- 1. The property owner retains the right to use all or any part of the easement for any purpose which does not damage, destroy, injure and/or unreasonably interfere with the use of the easement. However, the easement shall be kept clear of all structures or other improvements.
2. The city (and/or district) shall make commercially reasonable efforts to ensure that damage to the property is minimized and the city will at all times, after doing any work in connection with the utilities, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the city's usual and customary practices.

FEDERNALES ELECTRIC COOPERATIVE NOTES:

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within fifteen feet (15') front lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes and roads of the subdivision, and fifteen feet (15') along the outer boundaries of all streets, alleys, boulevards, lanes and roads where subdivision lines or lots of individual tracts are deeded to the centerline of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation or maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right-of-way and easements, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

Plat Notes

Fence Notes:

- 1. Gates across easement: double swing gates with a minimum clear opening of 12 feet wide shall be installed wherever fences cross utility and drainage easements.
2. Obstructions of drainage: adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows wherever fences cross drainage easements.

Sidewalk Note:

Five-foot wide reinforced concrete sidewalks shall be installed adjacent to all street frontage property lines of each lot fronting a street at such time as that lot is developed.

Impact fee assessment note:

Assessment and collection of the City of Boerne water and wastewater utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 2023-18, Section 1.10(5).

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records.

Building Setback Note:

Setbacks in the ETJ; lot setbacks are determined by the City of Boerne Zoning Ordinance enforced at the time of development. The use that is being constructed and the lot size shall determine which setbacks shall apply.

Open Space Notes:

- 1. Installation of potable water and wastewater services to open space lots may be performed by the developer, at his option, as part of the overall infrastructure design/construction process based upon the need for those services on individual lots. If potable water or wastewater services are not initially installed but are desired subsequent to the subdivision infrastructure development, the service applicant shall be financially responsible for the entirety of the design and installation costs for these services. In some instances, this work may also include the extension of utility mains to properly locate the desired utility services.
2. Open space Lot 103 - Block 106, Lot 100, 101 & 102 - Block 107 shall be Drainage, Pedestrian Access and Utility Easements.
3. Open Space Lot 104 - Block 106 shall be Drainage, Emergency Secondary Access, Pedestrian Access and Utility Easement.

Landscape Note:

Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20). Xeriscaping is permitted as described in the City of Boerne Zoning Ordinance, Article 3, Section 3.07.003D.

Drainage Basin Note:

The subject area is not upstream from a City water supply lake.

Acreage and Density:

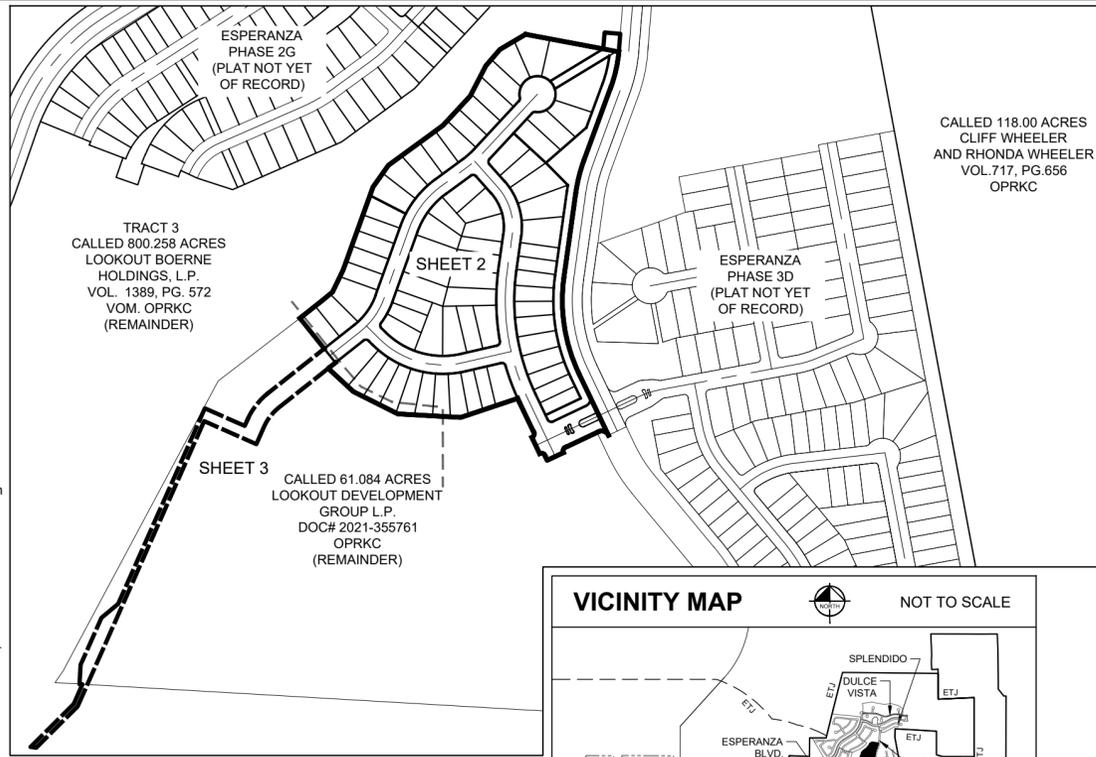
- 1. This subdivision contains 20.909 total acres with 70 residential lots for a density of 3.35 residential lots per acre.
2. This subdivision contains 1.325 acres of open space.
3. The area of the smallest lot is 0.003 acres.
4. The perimeter of the largest block is 3,289 LF. The perimeter of the smallest block is 308 LF.

Flood Statement:

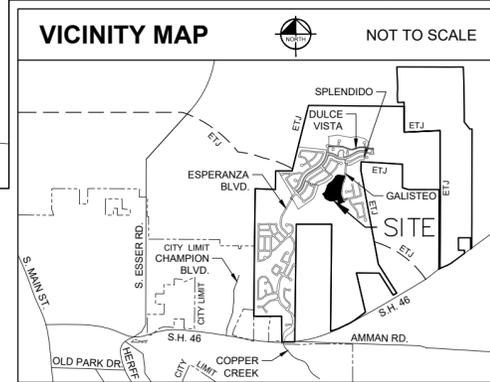
According to Map No. 48259C0415F & 48259C0420F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

Heritage Legacy Tree Note:

There are 32 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.



SHEET INDEX MAP 1" = 400'



State of Texas §
County of Kendall §

Now, therefore, know all men by these presents:

That Lookout Development Group, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Esperanza, Phase 3E, an addition to Kendall County, Texas, and does hereby dedicate to the public and the City of Boerne, the public utility easements shown hereon for the mutual use and accommodation of the City of Boerne and all public utility providers desiring to use or using the same. Lookout Development Group, L.P., does hereby dedicate to the public and Kendall County Water Control and Improvement District No. 2B (the district) the streets hereon together with the drainage easements, and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes as indicated to the district's exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the sole and exclusive discretion of the district and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, sold use by public utilities being subordinate to the district's use thereof. Any public utility given the right by the district to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the rights of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns forever, to warrant and defend all and singular the above described streets, alleys, easements and rights unto the district against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the extraterritorial jurisdiction of the City of Boerne. This plat approved subject to all the platting ordinances, rules and regulations of the City of Boerne.

Owner's Acknowledgement:

State of Texas §
County of _____ §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lookout Development Group, L.P.
1001 Crystal Falls Parkway
Leander, Texas 78641

By: _____

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

Approval of the Planning and Zoning Commission:

This plat of ESPERANZA PHASE 3E has been submitted to and considered by the Planning and Zoning Commission of the City of Boerne, Texas, and is hereby approved by such commission.

Dated this ____ day of _____, 20__.

By: _____
Chair

By: _____
Secretary

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

State of Texas §
County of Bexar §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

John G. Mosier
Registered Professional Land Surveyor #6330

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

State of Texas §
County of Bexar §

I hereby certify that proper engineering consideration has been given in this plat to the matters of streets, lots, and drainage layout. To the best of my knowledge, this plat conforms to all requirements of the Subdivision Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

Michael A. Scholze, P.E. #131737
Licensed Professional Engineer

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

State of Texas §
County of Kendall §

I, _____ County Clerk of said county, do hereby certify that the foregoing instrument of writing with this certificate of authentication was filed for record in my office, on the ____ day of _____, A.D. 202__ at ____ m. in the plat records of said county in Document No. _____.

Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records. In testimony whereof, witness my hand and seal of office, this ____ day of _____, A.D. 202__.

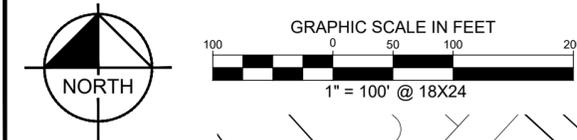
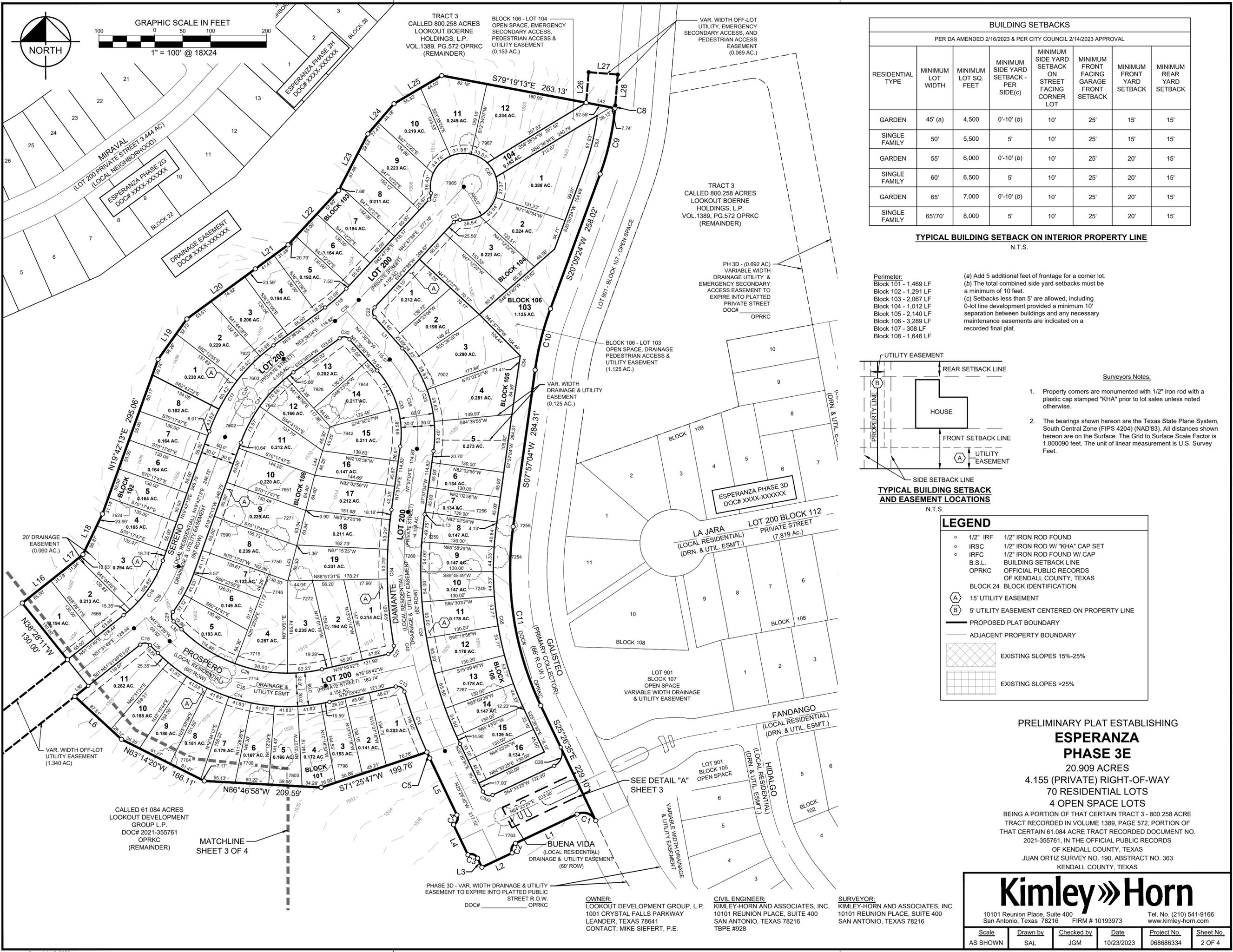
County Clerk
Kendall County, Texas

By: _____
Deputy

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 3E
20.909 ACRES
4.155 (PRIVATE) RIGHT-OF-WAY
70 RESIDENTIAL LOTS
4 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO. 2021-355761, IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley-Horn logo and contact information: 10101 Reunion Place, Suite 400, San Antonio, Texas 78216. Tel. No. (210) 541-9166, www.kimley-horn.com. Scale AS SHOWN, Drawn by SAL, Checked by JGM, Date 10/23/2023, Project No. 068686334, Sheet No. 1 OF 4.

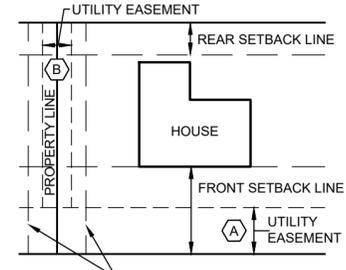


BUILDING SETBACKS							
PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL							
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE(c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
GARDEN	45' (a)	4,500	0'-10' (b)	10'	25'	15'	15'
SINGLE FAMILY	50'	5,500	5'	10'	25'	15'	15'
GARDEN	55'	6,000	0'-10' (b)	10'	25'	20'	15'
SINGLE FAMILY	60'	6,500	5'	10'	25'	20'	15'
GARDEN	65'	7,000	0'-10' (b)	10'	25'	20'	15'
SINGLE FAMILY	65'/70'	8,000	5'	10'	25'	20'	15'

TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE
N.T.S.

Perimeter:
 Block 101 - 1,469 LF
 Block 102 - 1,291 LF
 Block 103 - 2,067 LF
 Block 104 - 1,012 LF
 Block 105 - 2,140 LF
 Block 106 - 3,289 LF
 Block 107 - 308 LF
 Block 108 - 1,646 LF

- (a) Add 5 additional feet of frontage for a corner lot.
- (b) The total combined side yard setbacks must be a minimum of 10 feet.
- (c) Setbacks less than 5' are allowed, including 0-foot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded final plat.



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS
N.T.S.

Surveyors Notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
- The bearings shown hereon are the Texas State Plane System, South Central Zone (FIPS 4204) (NAD'83). All distances shown hereon are on the Surface. The Grid to Surface Scale Factor is 1.000090 feet. The unit of linear measurement is U.S. Survey Feet.

LEGEND	
○	1/2" IRF 1/2" IRON ROD FOUND
○	IRSC 1/2" IRON ROD W/ "KHA" CAP SET
○	IRFC 1/2" IRON ROD FOUND W/ CAP SET
—	B.S.L. BUILDING SETBACK LINE
—	OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
□	BLOCK 24 BLOCK IDENTIFICATION
⊕	15' UTILITY EASEMENT
⊖	5' UTILITY EASEMENT CENTERED ON PROPERTY LINE
—	PROPOSED PLAT BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
▨	EXISTING SLOPES 15%-25%
▩	EXISTING SLOPES >25%

PRELIMINARY PLAT ESTABLISHING
ESPERANZA PHASE 3E
 20.909 ACRES
 4.155 (PRIVATE) RIGHT-OF-WAY
 70 RESIDENTIAL LOTS
 4 OPEN SPACE LOTS
 BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO. 2021-355761, IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
 JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
 KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

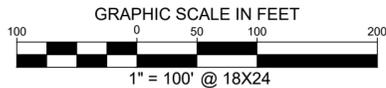
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	SAL	JGM	10/23/2023	068686334	2 OF 4

OWNER:
 LOOKOUT DEVELOPMENT GROUP, L.P.
 1001 CRYSTAL FALLS PARKWAY
 LEANDER, TEXAS 78641
 CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216
 TBPE #928

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216

DWG NAME: K:\S\A SURVEY\ESPERANZA DEVELOPMENT\068686335-ESPERANZA 3E.DWG PLOTTED BY: VALDEZ, DESI 10/23/2023 8:19 AM LAST SAVED: 10/23/2023 8:18 AM



TRACT 3
CALLED 800.258 ACRES
LOOKOUT BOERNE
HOLDINGS, L.P.
VOL. 1389, PG. 572
VOM. OPRKC
(REMAINDER)

CALLED 61.084 ACRES
LOOKOUT DEVELOPMENT
GROUP L.P.
DOC# 2021-355761
OPRKC
(REMAINDER)

TRACT 3
CALLED 800.258 ACRES
LOOKOUT BOERNE
HOLDINGS, L.P.
VOL. 1389, PG. 572
VOM. OPRKC
(REMAINDER)

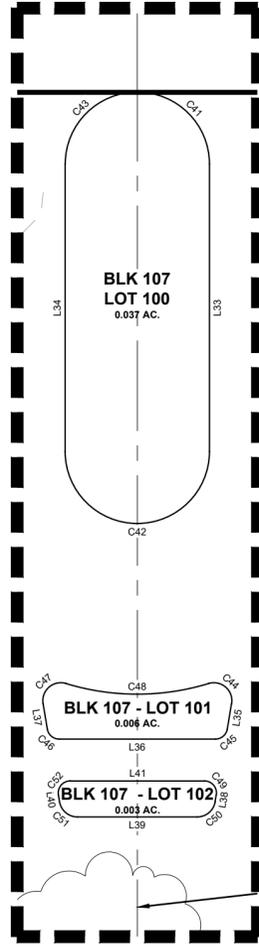
PHASE 3D - VAR. WIDTH
UTILITY EASEMENT
DOC#
OPRKC

LEROY & LULA RITTMANN
VOL. 347, PG. 746
OPRKC

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216



DETAIL "A"
SCALE : 1" = 20'

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 3E
20.909 ACRES
4.155 (PRIVATE) RIGHT-OF-WAY
70 RESIDENTIAL LOTS
4 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE
TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF
THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO.
2021-355761, IN THE OFFICIAL PUBLIC RECORDS
OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	SAL	JGM	10/23/2023	068686334	3 OF 4

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N70°26'35"W	35.36'	C21	53°54'40"	13.00'	12.23'	S69°44'57"W	11.79'	C41	90°00'00"	12.00'	18.85'	S19°33'25"W	16.97'
C2	90°00'00"	13.00'	20.42'	S19°33'25"W	18.38'	C22	84°23'16"	13.00'	19.15'	S00°36'00"W	17.46'	C42	180°00'00"	12.00'	37.70'	N25°26'35"W	24.00'
C3	90°00'00"	13.00'	20.42'	N70°26'35"W	18.38'	C23	49°32'42"	230.00'	198.89'	S16°49'17"E	192.75'	C43	90°00'00"	12.00'	18.85'	S70°26'35"E	16.97'
C4	90°00'00"	13.00'	20.42'	N19°33'25"E	18.38'	C24	33°23'39"	726.00'	423.14'	S08°44'45"E	417.18'	C44	116°30'23"	3.00'	6.10'	S15°48'14"W	5.10'
C5	0°52'36"	786.00'	12.03'	N25°00'17"W	12.03'	C25	90°00'00"	13.00'	20.42'	S70°26'35"E	18.38'	C45	80°30'06"	2.00'	2.81'	N65°41'35"W	2.58'
C6	27°40'42"	170.00'	82.12'	S37°41'28"W	81.33'	C26	90°00'00"	25.00'	39.27'	N19°33'25"E	35.36'	C46	80°30'00"	2.00'	2.81'	N14°48'25"E	2.58'
C7	27°40'42"	230.00'	111.11'	N37°41'28"E	110.03'	C27	86°54'54"	13.00'	19.72'	N33°31'15"E	17.88'	C47	116°30'23"	3.00'	6.10'	S66°41'24"E	5.10'
C8	0°35'09"	467.00'	4.77'	S04°56'08"W	4.77'	C28	57°56'52"	270.00'	273.07'	S74°02'52"E	261.58'	C48	34°00'46"	40.50'	24.04'	S25°26'35"E	23.69'
C9	14°55'42"	467.00'	121.68'	S12°41'33"W	121.33'	C29	81°33'39"	13.00'	18.51'	S04°17'37"E	16.98'	C49	99°30'00"	2.00'	3.47'	S24°18'25"W	3.05'
C10	12°12'20"	533.00'	113.54'	S14°03'14"W	113.33'	C30	16°47'00"	280.00'	82.02'	S28°05'43"W	81.73'	C50	80°30'00"	3.00'	4.21'	N65°41'35"W	3.88'
C11	33°23'39"	566.00'	329.89'	S08°44'45"E	325.24'	C31	33°55'51"	270.00'	159.90'	S36°40'08"W	157.57'	C51	80°30'00"	3.00'	4.21'	N14°48'25"E	3.88'
C12	8°27'35"	786.00'	116.05'	N20°20'11"W	115.95'	C32	84°46'18"	13.00'	19.23'	N83°58'47"W	17.53'	C52	99°30'00"	2.00'	3.47'	S75°11'35"E	3.05'
C13	86°54'54"	13.00'	19.72'	N59°33'51"W	17.88'	C33	49°32'42"	170.00'	147.00'	N16°49'17"W	142.47'	C53	12°49'34"	437.00'	97.83'	N13°44'37"E	97.62'
C14	57°56'52"	330.00'	333.75'	N74°02'52"W	319.71'	C34	17°53'16"	786.00'	245.39'	N00°59'34"W	244.40'	C54	2°10'44"	563.00'	21.41'	N09°02'26"E	21.41'
C15	83°23'45"	13.00'	18.92'	N86°46'19"W	17.30'	C35	57°56'52"	300.00'	303.41'	N74°02'52"W	290.65'	C55	33°23'39"	596.00'	347.37'	N08°44'45"W	342.48'
C16	31°49'36"	220.00'	122.21'	N35°37'01"E	120.64'	C36	31°49'36"	250.00'	138.87'	N35°37'01"E	137.09'						
C17	33°55'51"	330.00'	195.43'	N36°40'08"E	192.58'	C37	33°55'51"	300.00'	177.66'	N36°40'08"E	175.08'						
C18	10°50'26"	270.00'	51.08'	N48°12'51"E	51.01'	C38	10°50'26"	300.00'	56.76'	N48°12'51"E	56.68'						
C19	53°54'40"	13.00'	12.23'	N15°50'18"E	11.79'	C39	49°32'42"	200.00'	172.95'	N16°49'17"W	167.61'						
C20	287°49'19"	60.00'	301.41'	S47°12'22"E	70.68'	C40	33°23'39"	756.00'	440.63'	N08°44'45"W	434.42'						

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S64°33'25"W	122.00'	L16	N51°31'49"E	96.79'	L31	S41°35'38"E	75.14'
L2	S64°33'25"W	60.00'	L17	N50°38'06"E	42.57'	L32	S45°04'26"E	19.99'
L3	N25°26'35"W	18.00'	L18	N25°37'19"E	80.86'	L33	S64°33'25"W	48.00'
L4	N25°26'35"W	60.00'	L19	N35°24'40"E	88.99'	L34	N64°33'25"E	48.00'
L5	N25°26'35"W	113.10'	L20	N53°43'31"E	152.02'	L35	S74°03'25"W	4.30'
L6	N47°17'05"W	113.63'	L21	N53°38'04"E	72.89'	L36	N25°26'35"W	26.00'
L7	S23°51'07"W	63.71'	L22	N42°47'38"E	133.39'	L37	N55°03'25"E	4.30'
L8	N79°03'12"W	14.84'	L23	N27°15'33"E	114.17'	L38	S74°03'25"W	1.18'
L9	N89°59'19"W	3.83'	L24	N40°45'45"E	71.60'	L39	N25°26'35"W	19.96'
L10	N23°51'07"E	71.34'	L25	N59°22'36"E	99.36'	L40	N55°03'25"E	1.18'
L11	N86°40'43"W	9.92'	L26	N04°38'30"E	55.00'	L41	S25°26'35"E	22.32'
L12	N03°23'54"E	65.00'	L27	S85°21'26"E	52.28'	L42	N79°19'13"W	52.55'
L13	N50°03'48"E	72.45'	L28	S04°38'34"W	55.75'	L43	S14°13'21"W	65.30'
L14	S66°08'53"E	145.00'	L29	N45°04'26"W	19.84'	L44	S17°44'30"W	46.25'
L15	N23°51'07"E	23.71'	L30	N51°31'49"E	30.66'			

TREE TABLE		
NO.	DESCRIPTION	TREE TAG
7249	26" LIVE OAK (TC 82")	(3683)
7254	27" LIVE OAK (TC 85")	(3688)
7255	25" LIVE OAK (TC 79")	(3689)
7256	26" LIVE OAK (TC 82")	(3690)
7259	27" LIVE OAK (TC 85")	(3693)
7267	31" LIVE OAK (TC 97")	(3701)
7268	26" LIVE OAK (TC 82")	(3702)
7271	30" LIVE OAK (TC 94")	(3705)
7272	29" LIVE OAK (TC 91")	(3706)
7524	24" LIVE OAK (TC 75")	(3741)
7590	27" LIVE OAK (TC 85")	(3806)
7602	25" LIVE OAK (TC 79")	(3818)
7603	24" LIVE OAK (TC 75")	(3819)
7627	24" LIVE OAK (TC 75")	(3843)
7642	25" LIVE OAK (TC 79")	(3858)
7651	27" LIVE OAK (TC 85")	(3867)
7666	24" LIVE OAK (TC 75")	(3882)
7704	28" LIVE OAK (TC 88")	(3920)
7708	30" LIVE OAK (TC 94")	(3924)
7714	27" LIVE OAK (TC 85")	(3930)

TREE TABLE		
NO.	DESCRIPTION	TREE TAG
7715	36" LIVE OAK (TC 113")	(3931)
7746	26" LIVE OAK (TC 82")	(3959)
7750	27" LIVE OAK (TC 85")	(3963)
7763	24" LIVE OAK (TC 75")	(3976)
7798	27" LIVE OAK (TC 85")	(5974)
7803	30" LIVE OAK (TC 94")	(5979)
7902	25" LIVE OAK (TC 79")	(3463)
7928	33" LIVE OAK (TC 104")	(3489)
7942	29" LIVE OAK (TC 91")	(2303)
7944	37" LIVE OAK (TC 116")	(2305)
7965	24" LIVE OAK (TC 75")	(2326)
7967	24" LIVE OAK (TC 75")	(2328)

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 3E
 20.909 ACRES
 4.155 (PRIVATE) RIGHT-OF-WAY
 70 RESIDENTIAL LOTS
 4 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE
 TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF
 THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO.
 2021-355761, IN THE OFFICIAL PUBLIC RECORDS
 OF KENDALL COUNTY, TEXAS
 JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
 KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	SAL	JGM	10/23/2023	068686334	4 OF 4

OWNER:
 LOOKOUT DEVELOPMENT GROUP, L.P.
 1001 CRYSTAL FALLS PARKWAY
 LEANDER, TEXAS 78641
 CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216
 TBPE #928

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216

Easement notes

All properties designated as easements shall or may be utilized for the following purposes:

Drainage Easement:

Drainage, water diversion and sanitary control, including without limitation, walls, bed, embankments, spillways, appurtenances and other engineered devices (the "drainage system").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the drainage system; the right to change the size of the drainage system within the easement; the right to relocate along the same general direction of the drainage system; the right to create and/or dredge a stream courses, refill, or dig out such stream course, establish or change stream embankments within the easement, install storm sewer systems, culverts, water gaps, and protecting rails; the right to remove from the easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency of the drainage system; and the right to place temporary structures for use in constructing or repairing the drainage system.

With respect to the drainage system, it is expressly agreed and understood by all parties hereto, that the intention is to improve conditions of sanitation and water drainage control on the property for the benefit of the property, adjacent property and the community, but the city does not guarantee or warrant that such control work will be effective, nor does the city assume any additional liability whatsoever for the effects of flood, standing water or drainage on or to the property or any other property or persons that might be affected by said stream, wash or gully in its natural state or as changed by the city.

- 1. The grantor specifically reserves the right to use all or any part of the easement for any purpose, which does not damage, destroy, injure, and/or unreasonably interfere with the grantee's use of the easement.
2. The grantee shall make commercially reasonable efforts to ensure the damage to the property is minimized and will at all times, after doing any work in connection with the drainage system, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the grantee's usual and customary practices.
3. The grantee shall make necessary modifications and improvements to conform with the city of boerne drainage policy and plan at such a time as the said plan and policy are enacted by city council of the city of boerne, texas.

Utility easement:

Utilities, including, without limitation, sewer, water, gas, electricity, telephone and cable television, with all necessary and/or desirable lines, laterals and/or appurtenances thereto (the "utilities").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing and removing the utilities; the right to place new or additional utilities in the easement and to change the size of the utilities within the easement; the right to relocate along the same general direction of the utilities; the right to remove from the easement all trees and parts thereof or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the utilities; and the right to place temporary structures for use in constructing or repairing the utilities.

- 1. The property owner retains the right to use all or any part of the easement for any purpose which does not damage, destroy, injure and/or unreasonably interfere with the use of the easement. However, the easement shall be kept clear of all structures or other improvements.
2. The city (and/or district) shall make commercially reasonable efforts to ensure that damage to the property is minimized and the city will at all times, after doing any work in connection with the utilities, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the city's usual and customary practices.

FEDERNALES ELECTRIC COOPERATIVE NOTES:

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within fifteen feet (15') front lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes and roads of the subdivision, and fifteen feet (15') along the outer boundaries of all streets, alleys, boulevards, lanes and roads where subdivision lines or lots of individual tracts are deeded to the centerline of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation or maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right-of-way and easements, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

Plat Notes

Fence Notes:

- 1. Gates across easement: double swing gates with a minimum clear opening of 12 feet wide shall be installed wherever fences cross utility and drainage easements.
2. Obstructions of drainage: adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows wherever fences cross drainage easements.

Sidewalk Note:

Five-foot wide reinforced concrete sidewalks shall be installed adjacent to all street frontage property lines of each lot fronting a street at such time as that lot is developed.

Impact fee assessment note:

Assessment and collection of the City of Boerne water and wastewater utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 2023-18, Section 1.10(5).

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records.

Building Setback Note:

Setbacks in the ETJ; lot setbacks are determined by the City of Boerne Zoning Ordinance enforced at the time of development. The use that is being constructed and the lot size shall determine which setbacks shall apply.

Open Space Notes:

- 1. Installation of potable water and wastewater services to open space lots may be performed by the developer, at his option, as part of the overall infrastructure design/construction process based upon the need for those services on individual lots. If potable water or wastewater services are not initially installed but are desired subsequent to the subdivision infrastructure development, the service applicant shall be financially responsible for the entirety of the design and installation costs for these services. In some instances, this work may also include the extension of utility mains to properly locate the desired utility services.
2. Open space Lot 103 - Block 106, Lot 100, 101 & 102 - Block 107 shall be Drainage, Pedestrian Access and Utility Easements.
3. Open Space Lot 104 - Block 106 shall be Drainage, Emergency Secondary Access, Pedestrian Access and Utility Easement.

Landscape Note:

Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20). Xeriscaping is permitted as described in the City of Boerne Zoning Ordinance, Article 3, Section 3.07.003D.

Drainage Basin Note:

The subject area is not upstream from a City water supply lake.

Private Street Note:

Lot 200 shall be dedicated as Private Streets and shall also be dedicated as Drainage and Utility Easements.

Acreage and Density:

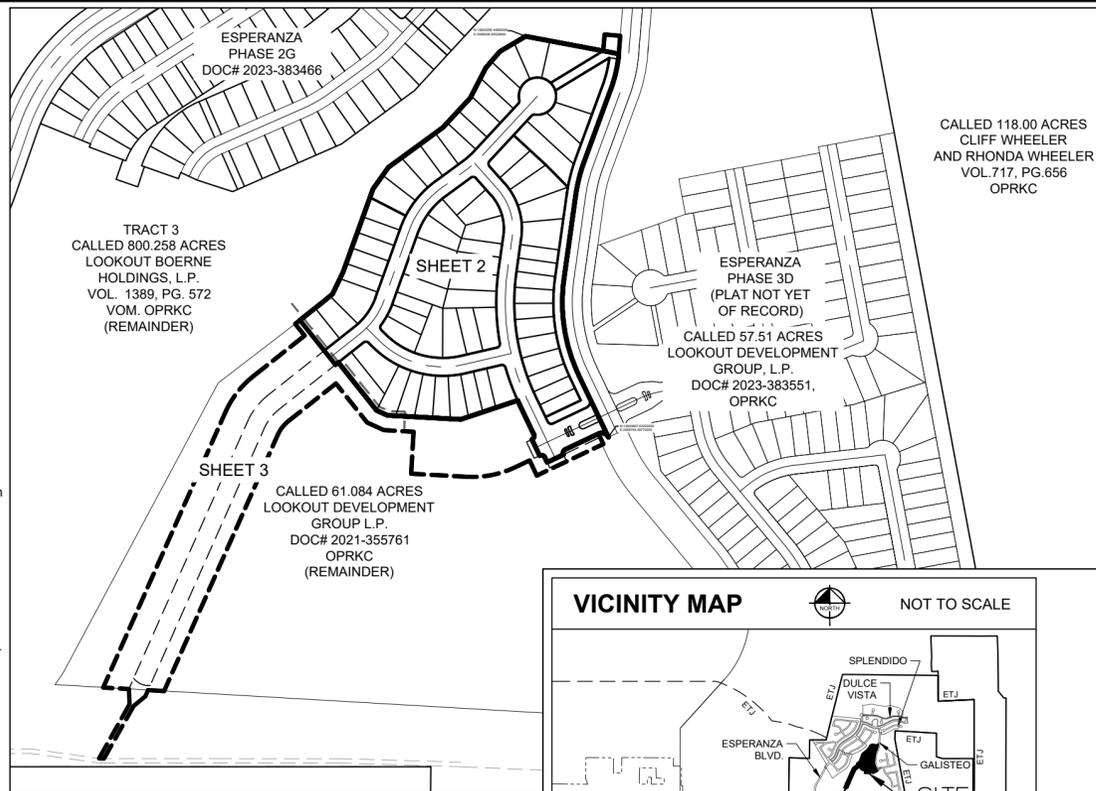
- 1. This subdivision contains 27.776 total acres with 69 residential lots for a density of 2.48 residential lots per acre.
2. This subdivision contains 1.123 acres of open space.
3. The area of the smallest lot is 0.003 acres.
4. The perimeter of the largest block is 3,204 LF. The perimeter of the smallest block is 308 LF.

Flood Statement:

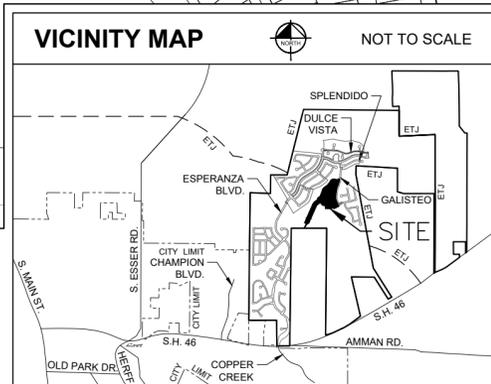
According to Map No. 48259C0415F & 48259C0420F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

Heritage Legacy Tree Note:

There are 32 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.



SHEET INDEX MAP 1" = 400'



State of Texas §
County of Kendall §

Now, therefore, know all men by these presents:

That Lookout Development Group, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Esperanza, Phase 3E, an addition to Kendall County, Texas, and does hereby dedicate to the public and the City of Boerne, the public utility easements shown hereon for the mutual use and accommodation of the City of Boerne and all public utility providers desiring to use or using the same. Lookout Development Group, L.P., does hereby dedicate to the public and Kendall County Water Control and Improvement District No. 2B (the district) the streets hereon together with the drainage easements, and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes as indicated to the district's exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the sole and exclusive discretion of the district and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, sold use by public utilities being subordinate to the district's use thereof. Any public utility given the right by the district to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the rights of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns forever, to warrant and defend all and singular the above described streets, alleys, easements and rights unto the district against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the extraterritorial jurisdiction of the City of Boerne. This plat approved subject to all the platting ordinances, rules and regulations of the City of Boerne.

Owner's Acknowledgement:

State of Texas §
County of _____ §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lookout Development Group, L.P.
1001 Crystal Falls Parkway
Leander, Texas 78641

By: _____

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

Approval of the Planning and Zoning Commission:

This plat of ESPERANZA PHASE 3E has been submitted to and considered by the Planning and Zoning Commission of the City of Boerne, Texas, and is hereby approved by such commission.

Dated this ____ day of _____, 20__.

By: _____
Chair

By: _____
Secretary

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

State of Texas §
County of Bexar §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

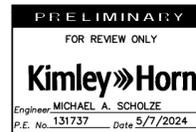
John G. Mosier
Registered Professional Land Surveyor #6330

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

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas



State of Texas §
County of Bexar §

I hereby certify that proper engineering consideration has been given in this plat to the matters of streets, lots, and drainage layout. To the best of my knowledge, this plat conforms to all requirements of the Subdivision Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

Michael A. Scholze, P.E. #131737
Licensed Professional Engineer

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

State of Texas §
County of Kendall §

I, _____ County Clerk of said county, do hereby certify that the foregoing instrument of writing with this certificate of authentication was filed for record in my office, on the ____ day of _____, A.D. 202__ at ____ m. in the plat records of said county in Document No. _____.

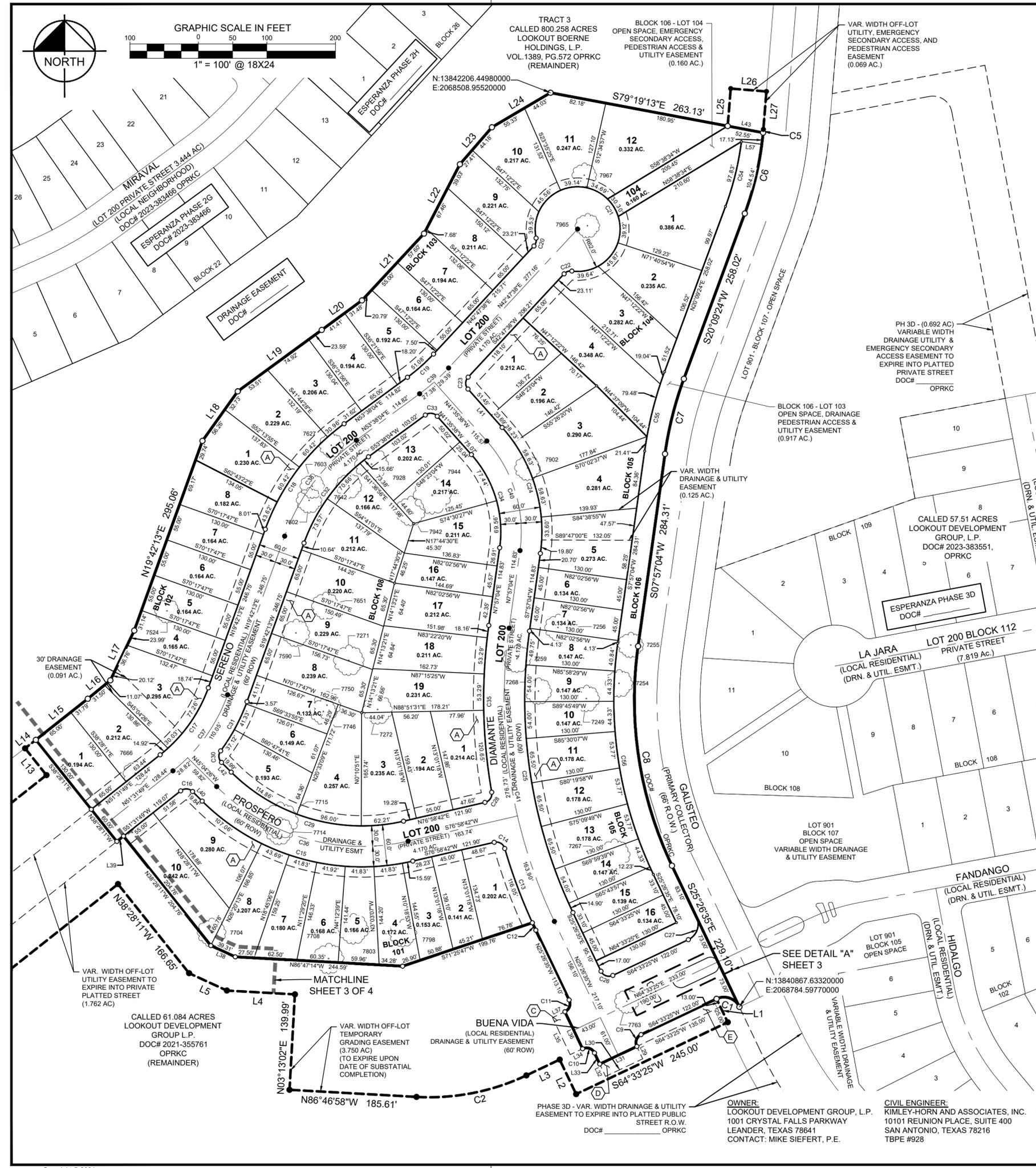
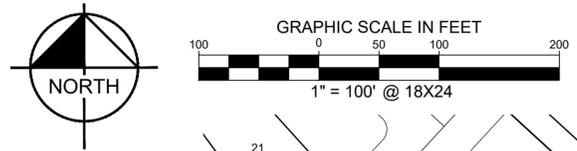
Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records. In testimony whereof, witness my hand and seal of office, this ____ day of _____, A.D. 202__.

County Clerk
Kendall County, Texas

By: _____
Deputy

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 3E
27.776 ACRES
4.170 (PRIVATE) RIGHT-OF-WAY
69 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO. 2021-355761, AND A PORTION OF THAT CERTAIN 57.51 ACRE TRACT RECORDED IN DOCUMENT NO. 2023-383551, IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley-Horn logo and contact information: 10101 Reunion Place, Suite 400, San Antonio, Texas 78216. Tel. No. (210) 541-9166, www.kimley-horn.com. Scale AS SHOWN, Drawn by SAL, Checked by JGM, Date 5/7/2024, Project No. 068686334, Sheet No. 1 OF 4.

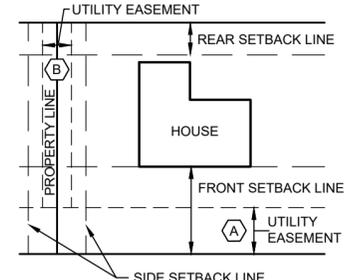


BUILDING SETBACKS							
PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL							
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE(c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
GARDEN	45' (a)	4,500	0'-10' (b)	10'	25'	15'	15'
SINGLE FAMILY	50'	5,500	5'	10'	25'	15'	15'
GARDEN	55'	6,000	0'-10' (b)	10'	25'	20'	15'
SINGLE FAMILY	60'	6,500	5'	10'	25'	20'	15'
GARDEN	65'	7,000	0'-10' (b)	10'	25'	20'	15'
SINGLE FAMILY	65'/70'	8,000	5'	10'	25'	20'	15'

TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE
N.T.S.

Perimeter:
 Block 101 - 1,425 LF
 Block 102 - 1,291 LF
 Block 103 - 2,067 LF
 Block 104 - 1,012 LF
 Block 105 - 2,140 LF
 Block 106 - 3,204 LF
 Block 107 - 308 LF
 Block 108 - 1,646 LF

- (a) Add 5 additional feet of frontage for a corner lot.
- (b) The total combined side yard setbacks must be a minimum of 10 feet.
- (c) Setbacks less than 5' are allowed, including 0-foot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded final plat.



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS
N.T.S.

Surveyors Notes:

- Property corners will be monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
- The bearings shown hereon are the Texas State Plane System, South Central Zone (FIPS 4204) (NAD'83). All distances shown hereon are on the Surface. The Grid to Surface Scale Factor is 1.000090 feet. The unit of linear measurement is U.S. Survey Feet.

LEGEND

- 1/2" IRF 1/2" IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC 1/2" IRON ROD FOUND W/ CAP
- B.S.L. BUILDING SETBACK LINE
- OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- BLOCK 24 BLOCK IDENTIFICATION
- ⊙ 15' UTILITY EASEMENT
- ⊙ 5' UTILITY EASEMENT CENTERED ON PROPERTY LINE
- PROPOSED PLAT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ▨ EXISTING SLOPES 15%-25%
- ▨ EXISTING SLOPES >25%

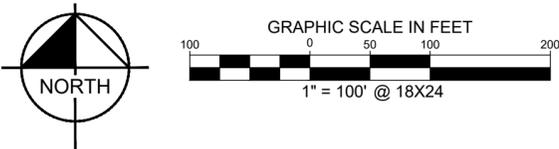
ADDITIONAL KEYNOTES

- ⊙ 20' X 60' OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PRIVATE PLATTED STREET (0.028 AC)
- ⊙ 20' X 60' OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PRIVATE PLATTED STREET (0.028 AC)
- ⊙ VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED LOT (0.039 AC)

**FINAL PLAT ESTABLISHING
 ESPERANZA
 PHASE 3E
 27.776 ACRES
 4.170 (PRIVATE) RIGHT-OF-WAY
 69 RESIDENTIAL LOTS
 5 OPEN SPACE LOTS**
 BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO. 2021-355761, AND A PORTION OF THAT CERTAIN 57.51 ACRE TRACT RECORDED IN DOCUMENT NO. 2023-383551, IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
 JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
 KENDALL COUNTY, TEXAS

Kimley»Horn
 10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	SAL	JGM	5/7/2024	068686334	2 OF 4



TRACT 3
CALLED 800.258 ACRES
LOOKOUT BOERNE
HOLDINGS, L.P.
VOL. 1389, PG. 572
VOM. OPRKC
(REMAINDER)

CALLED 61.084 ACRES
LOOKOUT DEVELOPMENT
GROUP L.P.
DOC# 2021-355761
OPRKC
(REMAINDER)

TRACT 3
CALLED 800.258 ACRES
LOOKOUT BOERNE
HOLDINGS, L.P.
VOL. 1389, PG. 572
VOM. OPRKC
(REMAINDER)

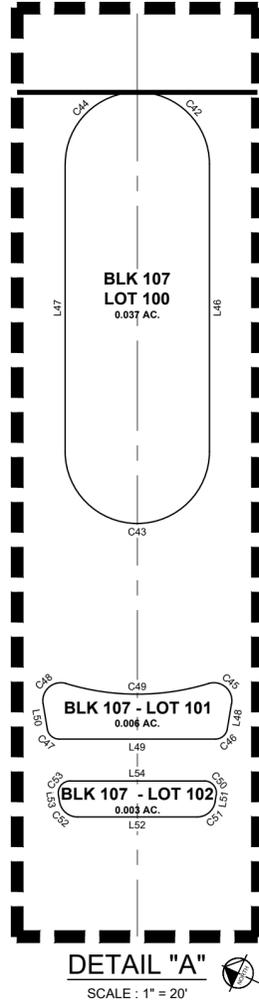
LEROY & LULA RITTMANN
VOL. 347, PG. 746
OPRKC

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

LEGEND	
○	1/2" IRF 1/2" IRON ROD FOUND
○	IRSC 1/2" IRON ROD W/ "KHA" CAP SET
○	IRFC 1/2" IRON ROD FOUND W/ CAP
—	B.S.L. BUILDING SETBACK LINE
—	OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
—	BLOCK IDENTIFICATION
(A)	15' UTILITY EASEMENT
(B)	5' UTILITY EASEMENT CENTERED ON PROPERTY LINE
—	PROPOSED PLAT BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
	EXISTING SLOPES 15%-25%
	EXISTING SLOPES >25%



FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 3E
27.776 ACRES
4.170 (PRIVATE) RIGHT-OF-WAY
69 RESIDENTIAL LOTS
5 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO. 2021-355761, AND A PORTION OF THAT CERTAIN 57.51 ACRE TRACT RECORDED IN DOCUMENT NO. 2023-383551, IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	SAL	JGM	5/7/2024	068686334	3 OF 4

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N70°26'35"W	35.36'	C24	49°32'42"	230.00'	198.89'	S16°49'17"E	192.75'	C47	80°30'00"	2.00'	2.81'	N14°48'25"E	2.58'
C2	28°39'37"	330.00'	165.07'	S78°53'14"W	163.36'	C25	33°23'39"	726.00'	423.14'	S08°44'45"E	417.18'	C48	116°30'23"	3.00'	6.10'	S66°41'24"E	5.10'
C3	27°40'42"	120.00'	57.97'	S37°41'28"W	57.41'	C26	90°00'00"	13.00'	20.42'	S70°26'35"E	18.38'	C49	34°00'46"	40.50'	24.04'	S25°26'35"E	23.69'
C4	27°40'42"	310.00'	149.75'	N37°41'28"E	148.30'	C27	90°00'00"	25.00'	39.27'	N19°33'25"E	35.36'	C50	99°30'00"	2.00'	3.47'	S24°18'25"W	3.05'
C5	0°35'09"	467.00'	4.77'	S04°56'08"W	4.77'	C28	86°54'54"	13.00'	19.72'	N33°31'15"E	17.88'	C51	80°30'00"	3.00'	4.21'	N65°41'35"W	3.88'
C6	14°55'42"	467.00'	121.68'	S12°41'33"W	121.33'	C29	57°56'52"	270.00'	273.07'	S74°02'52"E	261.58'	C52	80°30'00"	3.00'	4.21'	N14°48'25"E	3.88'
C7	12°12'20"	533.00'	113.54'	S14°03'14"W	113.33'	C30	81°33'39"	13.00'	18.51'	S04°17'37"E	16.98'	C53	99°30'00"	2.00'	3.47'	S75°11'35"E	3.05'
C8	33°23'39"	566.00'	329.89'	S08°44'45"E	325.24'	C31	16°47'00"	280.00'	82.02'	S28°05'43"W	81.73'	C54	12°49'34"	437.00'	97.83'	N13°44'37"E	97.62'
C9	90°00'00"	13.00'	20.42'	S19°33'25"W	18.38'	C32	33°55'51"	270.00'	159.90'	S36°40'08"W	157.57'	C55	12°12'20"	563.00'	119.93'	N14°03'14"E	119.71'
C10	90°00'00"	13.00'	20.42'	N70°26'35"W	18.38'	C33	84°46'18"	13.00'	19.23'	N83°58'47"W	17.53'	C56	33°23'39"	596.00'	347.37'	N08°44'45"W	342.48'
C11	90°00'00"	13.00'	20.42'	N19°33'25"E	18.38'	C34	49°32'42"	170.00'	147.00'	N16°49'17"W	142.47'	C57	27°40'42"	170.00'	82.12'	S37°41'28"W	81.33'
C12	0°52'36"	786.00'	12.03'	N25°00'17"W	12.03'	C35	17°53'16"	786.00'	245.39'	N00°59'34"W	244.40'	C58	60°00'00"	60.00'	62.83'	N66°08'53"W	60.00'
C13	8°27'35"	786.00'	116.05'	N20°20'11"W	115.95'	C36	57°56'52"	300.00'	303.41'	N74°02'52"W	290.65'	C59	27°40'42"	230.00'	111.11'	S37°41'28"W	110.03'
C14	86°54'54"	13.00'	19.72'	N59°33'51"W	17.88'	C37	31°49'36"	250.00'	138.87'	N35°37'01"E	137.09'						
C15	57°56'52"	330.00'	333.75'	N74°02'52"W	319.71'	C38	33°55'51"	300.00'	177.66'	N36°40'08"E	175.08'						
C16	83°23'45"	13.00'	18.92'	N86°46'19"W	17.30'	C39	10°50'26"	300.00'	56.76'	N48°12'51"E	56.68'						
C17	31°49'36"	220.00'	122.21'	N35°37'01"E	120.64'	C40	49°32'42"	200.00'	172.95'	N16°49'17"W	167.61'						
C18	33°55'51"	330.00'	195.43'	N36°40'08"E	192.58'	C41	33°23'39"	756.00'	440.63'	N08°44'45"W	434.42'						
C19	10°50'26"	270.00'	51.08'	N48°12'51"E	51.01'	C42	90°00'00"	12.00'	18.85'	S19°33'25"W	16.97'						
C20	55°01'01"	13.00'	12.48'	N15°17'07"E	12.01'	C43	180°00'00"	12.00'	37.70'	N25°26'35"W	24.00'						
C21	290°02'02"	62.00'	313.85'	S47°12'22"E	71.09'	C44	90°00'00"	12.00'	18.85'	S70°26'35"E	16.97'						
C22	55°01'01"	13.00'	12.48'	S70°18'08"W	12.01'	C45	116°30'23"	3.00'	6.10'	S15°48'14"W	5.10'						
C23	84°23'16"	13.00'	19.15'	S00°36'00"W	17.46'	C46	80°30'06"	2.00'	2.81'	N65°41'35"W	2.58'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S25°26'35"E	38.00'	L16	N50°38'06"E	42.57'	L32	N25°26'35"W	20.00'	L49	N25°26'35"W	26.00'
L2	N25°26'35"W	56.00'	L17	N25°37'19"E	80.86'	L33	N25°26'35"W	18.00'	L50	N55°03'25"E	4.30'
L3	S64°33'25"W	53.87'	L18	N35°24'40"E	88.99'	L34	S64°33'25"W	20.00'	L51	S74°03'25"W	1.18'
L4	N86°47'14"W	99.51'	L19	N53°43'31"E	152.02'	L35	N25°26'35"W	60.00'	L52	N25°26'35"W	19.96'
L5	N65°14'29"W	60.72'	L20	N53°38'04"E	72.89'	L36	N25°26'35"W	60.00'	L53	N55°03'25"E	1.18'
L6	N86°40'43"W	53.39'	L21	N42°47'38"E	133.39'	L37	N64°33'25"E	20.00'	L54	S25°26'35"E	22.32'
L7	S23°51'07"W	22.47'	L22	N27°15'33"E	114.17'	L38	N65°14'29"W	39.31'	L55	S23°51'07"W	17.09'
L8	S50°19'31"W	50.43'	L23	N40°45'45"E	71.60'	L39	S51°31'49"W	12.49'	L56	N23°51'07"E	39.56'
L9	N89°59'19"W	12.28'	L24	N59°22'36"E	99.36'	L40	N45°04'26"W	19.84'	L57	N82°40'10"W	30.00'
L10	N81°59'09"W	4.60'	L25	N04°38'30"E	55.00'	L41	S41°35'38"E	75.14'			
L11	N02°37'17"W	50.43'	L26	S85°21'26"E	52.28'	L42	S45°04'26"E	19.99'			
L12	N86°40'43"W	85.43'	L27	S04°38'34"W	55.75'	L43	N79°19'13"W	52.55'			
L13	N38°28'11"W	50.00'	L29	S25°26'35"E	20.00'	L46	S64°33'25"W	48.00'			
L14	N51°31'49"E	20.00'	L30	S64°33'25"W	60.00'	L47	N64°33'25"E	48.00'			
L15	N51°31'49"E	96.79'	L31	S64°33'25"W	60.00'	L48	S74°03'25"W	4.30'			

TREE TABLE		
NO.	DESCRIPTION	TREE TAG
7249	26" LIVE OAK (TC 82")	(3683)
7254	27" LIVE OAK (TC 85")	(3688)
7255	25" LIVE OAK (TC 79")	(3689)
7256	26" LIVE OAK (TC 82")	(3690)
7259	27" LIVE OAK (TC 85")	(3693)
7267	31" LIVE OAK (TC 97")	(3701)
7268	26" LIVE OAK (TC 82")	(3702)
7271	30" LIVE OAK (TC 94")	(3705)
7272	29" LIVE OAK (TC 91")	(3706)
7524	24" LIVE OAK (TC 75")	(3741)
7590	27" LIVE OAK (TC 85")	(3806)
7602	25" LIVE OAK (TC 79")	(3818)
7603	24" LIVE OAK (TC 75")	(3819)
7627	24" LIVE OAK (TC 75")	(3843)
7642	25" LIVE OAK (TC 79")	(3858)
7651	27" LIVE OAK (TC 85")	(3867)
7666	24" LIVE OAK (TC 75")	(3882)
7704	28" LIVE OAK (TC 88")	(3920)
7708	30" LIVE OAK (TC 94")	(3924)
7714	27" LIVE OAK (TC 85")	(3930)

TREE TABLE		
NO.	DESCRIPTION	TREE TAG
7715	36" LIVE OAK (TC 113")	(3931)
7746	26" LIVE OAK (TC 82")	(3959)
7750	27" LIVE OAK (TC 85")	(3963)
7763	24" LIVE OAK (TC 75")	(3976)
7798	27" LIVE OAK (TC 85")	(5974)
7803	30" LIVE OAK (TC 94")	(5979)
7902	25" LIVE OAK (TC 79")	(3463)
7928	33" LIVE OAK (TC 104")	(3489)
7942	29" LIVE OAK (TC 91")	(2303)
7944	37" LIVE OAK (TC 116")	(2305)
7965	24" LIVE OAK (TC 75")	(2326)
7967	24" LIVE OAK (TC 75")	(2328)

LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLK 101 - LOT 1	0.202	8,780	BLK 105 - LOT 7	0.134	5,850
BLK 101 - LOT 2	0.141	6,161	BLK 105 - LOT 8	0.147	6,425
BLK 101 - LOT 3	0.153	6,680	BLK 105 - LOT 9	0.147	6,391
BLK 101 - LOT 4	0.172	7,493	BLK 105 - LOT 10	0.147	6,391
BLK 101 - LOT 5	0.166	7,229	BLK 105 - LOT 11	0.178	7,753
BLK 101 - LOT 6	0.168	7,307	BLK 105 - LOT 12	0.178	7,753
BLK 101 - LOT 7	0.180	7,829	BLK 105 - LOT 13	0.178	7,753
BLK 101 - LOT 8	0.207	9,034	BLK 105 - LOT 14	0.147	6,391
BLK 101 - LOT 9	0.280	12,201	BLK 105 - LOT 15	0.139	6,067
BLK 101 - LOT 10	0.242	10,550	BLK 105 - LOT 16	0.134	5,850
BLK 102 - LOT 1	0.194	8,450	BLK 106 - LOT 103	0.917	39,939
BLK 102 - LOT 2	0.212	9,219	BLK 106 - LOT 104	0.160	6,957
BLK 102 - LOT 3	0.295	12,871	BLK 107 - LOT 100	0.037	1,604
BLK 102 - LOT 4	0.165	7,180	BLK 107 - LOT 101	0.006	253
BLK 102 - LOT 5	0.164	7,150	BLK 107 - LOT 102	0.003	151
BLK 102 - LOT 6	0.164	7,150	BLK 108 - LOT 1	0.214	9,316
BLK 102 - LOT 7	0.164	7,150	BLK 108 - LOT 2	0.194	8,451
BLK 102 - LOT 8	0.182	7,911	BLK 108 - LOT 3	0.235	10,245
BLK 103 - LOT 1	0.230	10,021	BLK 108 - LOT 4	0.257	11,177
BLK 103 - LOT 2	0.229	9,990	BLK 108 - LOT 5	0.193	8,425
BLK 103 - LOT 3	0.206	8,964	BLK 108 - LOT 6	0.149	6,512
BLK 103 - LOT 4	0.194	8,450	BLK 108 - LOT 7	0.132	5,746
BLK 103 - LOT 5	0.192	8,378	BLK 108 - LOT 8	0.239	10,390
BLK 103 - LOT 6	0.164	7,150	BLK 108 - LOT 9	0.229	9,985
BLK 103 - LOT 7	0.194	8,458	BLK 108 - LOT 10	0.220	9,579
BLK 103 - LOT 8	0.211	9,171	BLK 108 - LOT 11	0.212	9,221
BLK 103 - LOT 9	0.221	9,621	BLK 108 - LOT 12	0.166	7,220
BLK 103 - LOT 10	0.217	9,451	BLK 108 - LOT 13	0.202	8,792
BLK 103 - LOT 11	0.247	10,781	BLK 108 - LOT 14	0.217	9,443
BLK 103 - LOT 12	0.332	14,483	BLK 108 - LOT 15	0.211	9,197
BLK 104 - LOT 1	0.386	16,821	BLK 108 - LOT 16	0.147	6,415
BLK 104 - LOT 2	0.235	10,255	BLK 108 - LOT 17	0.212	9,223
BLK 104 - LOT 3	0.282	12,288	BLK 108 - LOT 18	0.211	9,201
BLK 104 - LOT 4	0.348	15,145	BLK 108 - LOT 19	0.231	10,043
BLK 105 - LOT 1	0.212	9,246			
BLK 105 - LOT 2	0.196	8,528			
BLK 105 - LOT 3	0.290	12,613			
BLK 105 - LOT 4	0.281	12,260			
BLK 105 - LOT 5	0.273	11,872			
BLK 105 - LOT 6	0.134	5,850			

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 3E
27.776 ACRES
4.170 (PRIVATE) RIGHT-OF-WAY
69 RESIDENTIAL LOTS
5 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED DOCUMENT NO. 2021-355761, AND A PORTION OF THAT CERTAIN 57.51 ACRE TRACT RECORDED IN DOCUMENT NO. 2023-383551, IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	SAL	JGM	5/7/2024	068686334	4 OF 4

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216



AGENDA ITEM SUMMARY

Agenda Date	June 3, 2024
Requested Action	Consider a request for a variance to Chapter 8, Section 8.1 Floodplain Management and Chapter 8, Section 8.2 Watershed Protection Zones, of the Unified Development Code for a property located at 109 Ammann Road (KAD 11864 & 310823).
Contact Person	Cheryl Rogers – City Engineer
Background Information	<p>The applicant is requesting a variance to the City’s Local Floodplain and Drainageway Protection Zone (DPZ) requirements in order to construct a church facility and associated parking lot. The property is approximately 18.14 acres and was acquired by The Bridge Boerne in March 2022.</p> <p>The applicant requests this variance in order to realign the existing natural stream and contain stormwater within an engineered channel. The stream is an unnamed tributary to the Cibolo Creek. Realignment of the channel will result in relocated drainageway protection zones and a narrower local floodplain to provide additional developable area. Further explanation on the purpose and requirements for local floodplain and drainageway protection zones are provided below.</p> <p><u>Local Floodplain</u></p> <p>In February 2020, City Council adopted changes to the City’s code to establish local floodplains for any watershed greater than 25 acres and a water depth of one foot or greater in the 100-year flood event. FEMA establishes floodplain for watersheds greater than 640 acres and a water depth of one foot or greater in the 100-year flood event. The local floodplain is intended to protect the public during flood events, reduce flood risk of damage to structures and property, control the alteration of natural streams, and preserve flood storage.</p> <p>The property is subject to the City’s local floodplain regulations since the stream drains approximately 220 acres at the point where the stream leaves the site and has a water depth greater than 1 foot.</p> <p>Chapter 8, Section 1 of the Unified Development Code (UDC) disallows</p>

modifications to existing drainageways, increase in the base flood elevations, and fill material. The applicant is proposing to realign and change the geometry of the channel within the local floodplain which would result in an increase of the base flood elevation within the channel. The water will be contained within the channel and must provide minimum one foot of freeboard. Additionally, the applicant will have to provide a drainage study in the future to prove no adverse impact to upstream and downstream neighbors.

According to the UDC, variances to the floodplain regulations shall only be issued upon:

1. showing a good and sufficient cause; and
2. a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
3. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

Drainageway Protection Zones (DPZs)

In February 2020, the City adopted codes establishing DPZs. The primary purpose of DPZs includes protection of natural drainageways and riparian buffer zones to protect water quality. A secondary benefit is protecting the public in drainage events. The riparian areas are the land along the drainageways which contain unique soil and vegetation that are influenced by being within the natural waterway. The riparian areas help control nonpoint source pollution by trapping sediment and using nutrients for treatment. Trees and grasses in riparian areas stabilize streambanks and reduce floodwater velocity, resulting in reduced downstream flood peaks.

There are 4 categories for the required widths of the DPZs based upon the drainage of the particular watershed that range from total width for each side of 55' to 150'. The categories consist of:

- Watersheds between 25 and 128 acres
- Watersheds between 128 and 320 acres
- Watersheds between 320 and 640 acres
- Watersheds greater than 640 acres.

For this site the drainage area is 220 acres, therefore the DPZs are 85' each side of the centerline, for a total width of 170' of protection.

The natural stream includes a mix trees and other native grasses. The site appears to have been previously used for agricultural purposes which might have disturbed some of the previous natural vegetation. Chapter 8, Section 2 of the UDC prohibits development or disturbance of vegetation within either DPZ (with a few exceptions including street crossings, utility crossings, sewer construction, trails, and detention/water quality basins, etc).

The applicant proposes to realign the drainageway which will relocate the DPZs. They are proposing to enhance the drainageway by adding natural plants/vegetation.

Past Conditions

With past DPZ variances approved the following conditions were placed with the approval:

- Improve the riparian benefits by ensuring the area of the revised DPZ is a minimum of 5% greater than the area of the original DPZ limits.
- Create a natural stream alignment and profile, per recommendation of the San Antonio River Authority (SARA) Natural Channel Design Protocol manual, along the length of the revised DPZ limits.
- Improve the water quality for the downstream neighbors by increasing the water quality capture volume for the site to exceed the minimum volume by an additional 20%
- Improve the downstream drainage by reducing the peak discharge for all required analyzed storm events. The proposed conditions detention outfall must release 5% less than existing conditions peak discharge at all required storm events.
- Maintain tree preservation for the site; within the original DPZ limits shall maintain 100% preservation of all protected (standard, legacy, & heritage) trees.
- Project includes educational signage regarding riparian buffers and the different types of water quality features provided at project.

Conclusion

	<p>The applicant requests variances to both the local floodplain and DPZ regulations in order to realign an existing natural stream.</p> <p>As the project is outside the City limits, but within the ETJ, the city will have permitting/review process regarding requirements of subdivision platting. This will include a drainage study that is required to be provided with the Infrastructure Documents LOC to prove all other requirements are met and there is no adverse impact to upstream or downstream neighbors.</p> <p>After platting, all development permitting will be to current County requirements.</p>
Item Justification	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input checked="" type="checkbox"/> Other: <u>Variance Request</u>
Strategic Alignment <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Variance Application, Site Photos

6/3/2024

Bridge Fellowship – Site Photos









AGENDA ITEM SUMMARY

Agenda Date	June 3, 2024
Requested Action	<p>CONSIDER THE PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE ADOPTED ON NOVEMBER 24, 2020, AS FOLLOWS:</p> <ol style="list-style-type: none"> 1. SECTION 2.1.E – PUBLIC NOTICE 2. SECTION 2.6.7 – ETJ PLAT EXEMPTIONS 3. SECTION 3.5 – DIMENSIONAL STANDARDS FOR BASE ZONING DISTRICTS 4. SECTION 3.7 – PERMITTED USE TABLES 5. CHAPTER 3 – OVERLAY DISTRICTS RELATED TO PYLON SIGNS 6. SECTION 5.6.B.3 – ONSITE PARKING FOR NON-RESIDENTIAL PROPERTIES 7. SECTION 7.5 – ROADWAY ACCESS DESIGN STANDARDS 8. SECTION 8.2 – ENVIRONMENTAL DESIGN – WATERSHED PROTECTION RELATED TO LOW IMPACT DEVELOPMENT REQUIREMENTS 9. CHAPTER 9 SIGNS RELATED TO POLE AND PYLON SIGNS
Contact Person	<p>Nathan Crane, AICP Planning Director (830) 248.1521 ext. 1105 ncrane@boerne-tx.gov</p>
Background Information	<p>BACKGROUND:</p> <p>The City’s Unified Development Code regulates land use, establishes minimum development standards and design criteria, and identifies the procedures required for City approval. It is used to protect property values and ensure land use compatibility. It is also the primary tool for implementing the future land use policies in the Comprehensive Master Plan.</p> <p>The format and content of most UDC’s are similar, but the regulations within each ordinance must be tailored to fit the needs of the local community.</p> <p>The UDC may be amended twice a year, however, staff has traditionally done only one comprehensive amendment per year. However, instead of comprehensive amendments, staff has pinpointed proposing specific</p>

sections that require clarification or realignment to meet the intent. designed to address key issues. The Commission discussed these amendments at the May 6, 2024, meeting.

The criteria for approval of amendments to the UDC are listed in Section 2.2.C – Criteria for Approval:

Criteria for approval. In determining whether to approve, approve with modifications or conditions, or disapprove amendments to this Code, the city council shall consider and make findings regarding the proposed amendment, using the following criteria:

1. The amendment is consistent with:
 - a. The city charter;
 - b. State and federal law;
 - c. The city's comprehensive plan;
 - d. Other plans and initiatives of the city; and
 - e. Regional planning initiatives, as applicable.
2. The amendment enables the city to more effectively fulfill a stated purpose of the UDC; and
3. The amendment will improve city management or city governance.

REQUEST:

1. The proposal will amend Section 2.1.E, Public Notice, Section 2.6.7, ETJ Exemptions, Section 3.5, Dimensional Standards for Base Zoning Districts, Section 3.7, Permitted Use Table, Chapter 3, Overlay Districts, (Pole and Pylon Signs), Section 5.6.B.3, Onsite Parking for Nonresidential Properties, Section 7.5, Roadway Access Design Standards, Section 8.2, Environmental Design – Watershed Protection (LID Requirements), and Chapter 9, Signs (Pole and Pylon Signs).
2. The primary objectives of these amendments are to address key issues and simplify the ordinance. The proposed amendments are summarized as follows:
 - o Section 2.1.E – Update requirements for public notification to require a larger sign and notification of property owners within 500 feet of a proposed project.

- Section 2.6.7 – Provide an exemption to the platting process for developments are served by on-site sewage facilities ("OSSF") and a private water well.
- Section 3.5 – Clarifying building height.
- Section 3.7 – Removing multi-family uses as permitted with special use permits from C2, C3 and C4 Zoning Districts.
- Chapter 3 – Removing pole signs as a permitted sign type and clarifying the requirements for pylon signs.
- Section 5.6.B.3 – Establishing a minimum drive aisle width.
- Section 7.5 – Revising street classifications to be consistent with other documents and clarifying when turn lanes are constructed.
- Section 8.2 – Clarifying when LID is required.
- Chapter 9 – Removing pole signs as a permitted sign type and clarifying the requirements for pylon signs.

ANALYSIS:

- The proposed amendments are consistent with the Comprehensive Master Plan.
- The proposed amendments are needed to update the UDC.
- The proposed amendments will facilitate implementation of the Comprehensive Plan, help to streamline the development review process, and make it easier to administer the UDC.
- The amendment will result in increased public notification and participation.
- The proposed amendment closes a loophole related to pole and pylon signs.

FINDINGS:

- The proposed amendments are consistent with the city charter, state and federal law.

Alternative Options	N/A
Supporting Documents	Proposed Amendments (excluding signs) Proposed Sign Amendments

Proposed Amendments (Excluding Signs)

Section 2.1.E – Public Notice Requirements

2. Mailed Notice

...

c. Written notice shall be provided to all persons listed on the records of the municipal tax assessor as owners of land subject to the application or as owners of the parcels within ~~two hundred (200)~~ **five hundred (500) feet** of the outer boundary of the land subject to the application at the mailing addresses of such persons in the records of the tax assessor.

...

4. Posted notice.

a. When public notice is required, a sign shall be placed on the property under consideration.

~~b. The applicant shall allow placement of a sign on the subject property at least ten (10) days prior to the scheduled meeting of the decision-making body, and the sign shall remain until after the final scheduled meeting regarding the subject application.~~

The applicant shall post a public notice sign at one (1) or more prominent locations on the site as determined by the planning director or designee at least fifteen (15) days prior to the boerne neighborhood discussion meeting. The planning director or designee shall provide a template of the required notice sign to the applicant.

i. The sign shall be four (4) feet in height and four (4) feet in width.

ii. The sign shall be single-sided and attached to two (2) four-inch by four-inch by eight-foot wood posts, constructed of polycarbonate, coroplast or similar material. The minimum thickness shall be six millimeters. The sign shall be placed parallel to the street, unless it is not feasible to place the sign parallel to the street, in which case the planning director or designee shall determine the more appropriate location to place the sign. The sign shall not obstruct the sight visibility triangle for pedestrian and motorist safety.

iii. The color of the sign shall be white or yellow with black lettering. Updates with planning and zoning commission and city council information shall be in bold lettering.

iv. All information shall be evenly spaced and organized in a readable manner:

v. The phrase "city of boerne public hearing notice" shall be printed at the top of the sign in a minimum letter size of four (4) inches.

vi. The sign shall contain the case number, project location, description of the request, time, date and location of the scheduled meetings and contact for the city of boerne. For all applications that require planning and zoning commission and city council hearings, if the date, time, and location of the planning and zoning commission and city council hearings are unknown at the time of posting, adequate space shall be reserved on the sign to be updated when that information is known. Lettering for this text shall be a minimum of three (3) inches.

c. In computing such period, the day of posting shall not be counted, but the day of the hearing shall be counted.

d. If no part of the subject property is visible from the public right-of-way, the notice shall be posted along the nearest street in the public right-of-way.

e. A picture of the zoning sign placed on the property shall be retained for permanent record.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH2PR_S2-1GEAPPR

Section 2.6.A.7.a.ii – Plat Exemptions, Exceptions and Waivers

Add new item (h) as follows:

h. Development of properties served only by on-site sewage facilities ("OSSF") and a private water well excluding public wells with more than fourteen (14) connections as defined by the Texas Commission on Environmental Quality (TCEQ).

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH2PR_S2-6PLPR

Section 3.5.B.1 – Dimensional Standards for Residential Zones

Change the height for primary buildings from 35 feet or 2.5 stories to 36 feet.

Change the height for accessory buildings from 20 feet or two stories to 20 feet.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3ZO_S3-5DISTBAZOCA

Section 3.7.B.2 – Permitted Use Tables

Remove the following uses from the C2, C3, and C4 Zoning Districts which are currently permitted subject to review and approval of a special use permit:

- Multi-family (5-10 units p/ac & 2.5 stories or less)
- Multi-family (18 units p/ac or less)
- Multi-family (over 19 units p/ac)

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3ZO_S3-7PEUSTA

Section 5.6.B.3.b Onsite Parking for Nonresidential Properties (Drive Aisles)

Section 5.6.B.3.b

Add the following language:

b. Except as otherwise permitted under a special plan for location or sharing of facilities, on-site parking facilities shall include adequate maneuvering room and shall be located on the lot on which the use for which they are provided is located. **Drive aisles shall be a minimum of 25' wide. Drive aisles designated as fire lanes shall also meet the requirements of the fire code.**

Section 5.6.B.3.d

d. No parking space **or drive aisle** shall be nearer than 15 feet to any adjacent residential lot or 10 feet from the right-of-way of any public road.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH5NOSI_S5-6TEPANOPR

Section 7.5 Roadway Access Design Standards (Driveway Spacing and Parking Aisles)

Section 7.5.A.2

Remove the following words in the table.

- Arterial – remove “Major and Minor”
- Collector – remove “Primary and Secondary”

- Local – remove “Neighborhood”

Section 7.5 A.2.d

Separation distance for arterials and collectors, where both a raised median exists, and the proposed driveway is a right-in/right-out may be reduced to **the 400' separation distance.** ~~provided by "one way" minimum spacing, as defined in TxDOT access management manual, current edition.~~

Add New Section 7.5.A.3

Turn lanes required for the subdivision or development must be built with the public infrastructure. See the Engineering Design Manual for further information on turn lane requirements.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDE_COBOTE_CH7INDE_S7-5ROACDEST

Section 8.2 Watershed Protection (Low Impact Development Requirements)

Section 8.2.B.1.c.iii

For development that replaces existing development of similar type (such as tear down and rebuilding of an existing building), the runoff volume resulting from the first 1.35” of rainfall for ~~all area of impervious area~~ **the redeveloped area**. The new development must be in the same location as the existing development, otherwise the new development is subject to the runoff volumes described in Section 8.2(B)(1)(c)(i) or (ii).

Section 8.2.B.2 – Obligations of Developer

The developer shall install at his/her own cost and expense all of the improvements required by this ordinance. It shall be the developer’s responsibility to ensure that all improvements are constructed in accordance with this ordinance and the LID Manual BMPs. The developer shall comply with all other provisions of this ordinance prior to acceptance of the subdivision by the City. **LID facilities are encouraged, but not required for an increase of impervious cover less than 200 square feet (increase in impervious cover includes a redeveloped impervious cover)**

Add New Section 8.2.B.8 Applicability

LID facilities are encouraged but not required for an increase of impervious cover less than 200 square feet (increase in impervious cover includes any redeveloped impervious cover).

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH8ENDE_S8-2WAPR

FUTURE AMENDMENTS

Section 2.11.B.9 – Historic Preservation Tax Exemptions

Delete this section.

9. *reserved*

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH2PR_S2-11HIPR

Chapter Three – Pylon and Pole Signs

Provided as a separate document.

Section 2.4 Vested Rights and Rights of Continued Use

Section 2.4.L

Chapter 3. – Overlay Districts

Amend the following Overlay Districts as follows related to sign height and pole signs.

Section 3.9. - Overlay Districts

Remove Section 3.9.C.8.a.ii:

~~Pole signs and decorative post and panel signs are not eligible for increased sign space or sign height. This bonus is only available for monument signs and pylon signs.~~

Section 3.11. – Historic Districts

G. Signage.

1. Sign types.

a. *Prohibited sign types.* The following sign types are prohibited in the Historic District:

- i. Detached canopy signs;
- ii. Perimeter wall signs, except for inset or engraved markers, such as building names and/or addresses;
- iii. Freestanding entry feature signs;
- iv. Portable changeable message board signs.
- v. FREEWAY PYLON SIGNS.
- vi. Pole signs unless already existing. Existing poles may be reused for pole signs provided that:
 - (a) They are not damaged;
 - (b) They have not been removed from their location; and
 - (c) They do not increase the existing sign square footage or pole height.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3_ZO_S3-11HIDI

Section 3.12. - Downtown Community

G. Signage.

1. *Prohibited signs.*

- a. Roof signs;
- b. Portable changeable message board signs.
- c. Illuminated signs where the illumination is not static.
- d. POLE SIGNS.
- e. FREEWAY PYLON SIGNS.

2. *Signs with Additional requirements.*

a. *Decorative post and panel signs.*

- i. Decorative post and panel signs shall not exceed a height of eight (8) feet.

3. *Signs requiring a certificate of approval from the Design Review Committee (DRC).*

- a. Digital signs.
- b. Illuminated signs.
- ~~c. Pole signs.~~
- ~~d. Pylon signs.~~

4. *All other signs.* For all other sign types, the requirements of [Chapter 9: Signage](#) shall apply.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3ZO_S3-12DOCO

Section 3.13. - River Road Overlay District

G. Signage

1. Prohibited signs.

- a. Detached canopy signs.
- b. Perimeter wall signs, except for inset or engraved markers, such as building names and/or addresses.
- c. Freestanding entry feature signs.
- d. Portable changeable message board signs.
- e. POLE SIGNS.
- f. FREEWAY PYLON SIGNS.

2. Signs with additional requirements.

~~a. Pole signs. Pole signs shall only be allowed in the River Road Overlay District if they meet all of these requirements:~~

- ~~i. They shall not exceed eight (8) feet in height above ground level, as measured at the base of the sign.~~
- ~~ii. The sign area shall not exceed sixteen (16) square feet per side of the sign.~~
- ~~iii. The sign shall not be internally illuminated.~~

~~b. Pylon signs. Pylon signs shall only be allowed in the River Road District if they meet all of these requirements:~~

- ~~i. They shall not exceed ten (10) feet in height above ground level, as measured at the base of the sign.~~
- ~~ii. The sign area shall not exceed fifty (50) square feet per sign face.~~

~~a. Roof signs. Signs mounted onto the roof shall be no taller than the height of the highest roof line of the building.~~

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3_ZO_S3-13RIROOVDI

Section 3-14. - SOBO Overlay District

H. Signage

1. Signs in the hybrid commercial character zone (HC-CZ).

a. Prohibited signs.

- i. Portable changeable message board signs.
- ii. Bulletin board cabinets.
- iii. POLE SIGNS.
- iv. FREEWAY PYLON SIGNS.

b. Signs with additional requirements.

i. ~~Pole signs.~~ Pole signs shall only be allowed in the hybrid commercial character zone if they meet all of these requirements:

(a) They shall not exceed twenty (20) feet in height above ground level, as measured at the base of the sign.

(b) The sign area shall not exceed twenty-four (24) square feet.

ii. ~~Pylon signs.~~

(a) Pylon signs shall include a decorative cap and base, which count toward the maximum sign height.

(b) Pylon signs that are twenty-four (24) feet or less, above ground level, as measured at the base of the sign, shall not require a certificate of approval.

(c) Pylon signs that are over twenty-four (24) feet in height shall require a certificate of approval from the design review committee. No sign, however, shall exceed forty (40) feet in height above ground level at the sign's highest point.

(i) Digital signs. Digital signs shall require a certificate of approval if any of the digital element of the sign is more than twelve (12) feet above ground level.

(ii) Electronic message boards. Digital signs shall require a certificate of approval from the design review committee.

(iii.) Manual changeable copy sign.

b. All other sign types. For all other sign types, the requirements of [chapter 9](#): Signage shall apply.

2. Signs in the mixed-use character zone (MU-CZ).

a. Prohibited signs.

- i. Portable changeable message board signs.
- ii. Bulletin board cabinets.
- iii. POLE SIGNS.
- iv. FREEWAY PYLON SIGNS.

~~b. Signs with additional requirements.~~

- ~~i. Pole sign. Pole signs shall require a certificate of approval from the design review committee.~~
- ~~ii. Pylon sign. Pylon signs in the mixed-use character zone shall not exceed twelve (12) feet in height above ground level, as measured at the base of the sign.~~

~~b. Roof sign.~~

3. Signs in the neighborhood character zone (N-CZ).

a. Prohibited signs.

- i. Roof sign.
- ii. Portable changeable message board signs.
- iii. Temporary feather sign.
- iv. Moving sign.
- v. Illuminated signs where the illumination is not static.
- vi. POLE SIGNS.
- vii. FREEWAY PYLON SIGNS.

b. Signs with additional requirements.

- ~~i. Pylon sign. Pylon signs shall require a certificate of approval from the design review committee.~~
- ~~ii. Pole sign.~~
- iii. Digital sign. Any sign with a digital sign element, including electronic message boards, shall require a certificate of approval from the design review committee.
- iv. Illuminated sign with static illumination.
- v. All other sign types. For all other sign types, the requirements of [chapter 9: Signage](#) shall apply.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3_ZO_S3-14SOOVDI

Section 3.15. - Heritage Corridor Overlay District

M. Signage.

1. Prohibited signs.

- a. Detached canopy signs.
- b. Portable changeable message board signs.
- c. Manual changeable copy signs.
- d. Illuminated signs where the illumination is not static.
- e. Electronic message boards.
- f. Internally illuminated channel letter sign faces.
- g. Freestanding tube letter signs.
- h. Digital signs.
- i. POLE SIGNS.
- j. FREEWAY PYLON SIGNS.

2. Signs with additional requirements.

~~a. Pole signs. Pole signs require a certificate of approval from the design review committee.~~

~~b. Pylon signs. Pylon signs shall not exceed ten (10) feet in height above ground level, as measured at the base of the sign.~~

a. Entry feature signs.

i. Entry feature signs shall not exceed eight (8) feet in height above ground, regardless of the height of the structure to which the sign is affixed.

ii. Entry feature signs shall not be internally illuminated.

b. *Roof signs.* Signs mounted onto the roof shall be no taller than the height of the highest roof line of the building.

3. *All other signs.* For all other sign types, the requirements of [chapter 9](#): Signage shall apply.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3_ZO_S3-

Section 3.16. - Entrance Corridors

J. Signage.

1. Prohibited signs.

- a. Portable changeable message board signs.
- b. Bulletin board cabinets.
- c. POLE SIGNS.
- d. FREEWAY PYLON SIGNS.

2. Signs with additional requirements.

~~a. Pole signs.~~

- ~~i. Pole signs shall not exceed sixteen (16) feet in height above ground level, measured at the base of the sign.~~
- ~~ii. The sign area shall not exceed sixteen (16) square feet.~~

~~b. Pylon signs.~~

- ~~i. Pylon signs shall not exceed twenty (20) feet in height above ground level, measured at the base of the sign.~~
- ~~ii. The sign area shall not exceed one hundred (100) square feet per sign face.~~

a. *Roof signs.* Signs mounted onto the roof shall be no taller than the height of the highest roof line of the building.

3. Signs requiring a certificate of approval from the design review committee.

- a. Manual changeable copy sign elements.
- b. Illuminated signs where the illumination is not static.
- c. Signs where a digital sign element comprises over twenty-five (25) percent of the total area of the sign face.

4. All other sign types. For all other sign types, the requirements of [chapter 9](#): Signage shall apply.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3_ZO_S3-16ENCO

Section 3.17. - Scenic Interstate Corridor District

G. Signage.

1. *Freestanding signs: number and separation.*

- a. In the absence of a master sign agreement, only one (1) freestanding sign is allowed per street frontage.
- b. A minimum separation distance of one hundred (200) ft shall be maintained between freestanding signs along the IH-10 frontage.
- c. Freestanding freeway pylon signs are exclusively permitted at the intersections listed below; additionally only one (1) freeway pylon sign is permitted per side of the stated intersections:
 - i. The intersection of S Main Street and IH-10;
 - ii. The intersection of West Bandera Road, W State Highway 46, and IH-10; and
 - iii. The intersection of N Main Street and IH-10.

2. *Prohibited signs.*

- a. Portable changeable message board signs.
- b. Bulletin board cabinet signs.
- c. POLE SIGNS.

3. *Signs with additional requirements.*

a. Pole signs-

~~i. Sign height and sign area for pole signs shall be according to subarea, as follows:~~

~~(a) In the high elevation area pole signs shall not exceed twenty (20) feet in height without a certificate of approval from the design review committee (DRC). The maximum height for any pole sign in the high elevation area is thirty (30) feet.~~

~~(b) In the medium elevation area, pole signs shall not exceed thirty (30) feet in height without a certificate of approval from the design review committee (DRC). The maximum height for any pole sign in the medium elevation area is forty (40) feet.~~

~~(c) In the low elevation area pole signs shall not exceed forty (40) feet in height without a certificate of approval from the design review committee (DRC). The maximum height for any pole sign in the low elevation area is sixty (60) feet.~~

~~ii. Sign area for pole signs-~~

~~(a) The sign area shall not exceed forty (40) square feet per sign face.~~

b. FREEWAY Pylon signs.

i. All permanent freestanding freeway pylon signs shall be situated perpendicular to the street, excluding low-profile wall identification signs that may be situated parallel to a street.

ii. Landscaping shall be provided at the base of all permanent freestanding signage at a rate of two (2) square feet of landscaping for each one (1) square foot of sign area. A minimum of seventy-five (75) percent of the required landscape area shall be covered with vegetative plant material.

iii. The design of freeway pylon signs shall complement the architecture of the buildings on the site.

iv. Each freestanding freeway pylon sign representing more than one tenant shall contain the address(es) of the building(s) it supports.

v. Freeway pylon signs shall include a decorative cap and base, which count toward the sign height.

~~ii. Sign area for pylon signs. There is no maximum limit to sign area for pylon signs in the scenic interstate corridor.~~

~~iii. Sign height for pylon signs:~~

~~(a) In the high elevation area pylon signs shall not exceed twenty (20) feet in height without a certificate of approval from the Design Review Committee (DRC). The maximum height for any pylon sign in the high elevation area is thirty (30) feet.~~

~~(b) In the medium elevation area, pylon signs shall not exceed thirty (30) feet in height without a certificate of approval from the Design Review Committee (DRC). The maximum height for any pylon sign in the medium elevation area is forty-five (45) feet.~~

~~(c) In the low elevation area pylon signs shall not exceed forty (40) feet in height without a certificate of approval from the Design Review Committee (DRC). The maximum height for any pylon sign in the low elevation area is sixty (60) feet.~~

c. Signs requiring certificate of approval from design review committee.

i. Digital sign.

ii. Illuminated sign where the illumination is not static.

iii. Electronic message board.

(a) Electronic message boards larger than thirty (30) percent of the maximum allowable area of a sign face shall require a certificate of approval from the design review committee.

(b) Manual changeable copy sign.

(c) Manual changeable copy sign shall require a certificate of approval from the design review committee.

4. *All other sign types.* For all other sign types, the requirements of [chapter 9](#): Signage shall apply.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH3ZO_S3-17SCINCODI

Chapter 9. – Signage

Amend the following Signage Provisions as follows.

Sec. 9-2. - Prohibited signs.

A. *Prohibited sign types.* It shall be unlawful for any person to erect, install, construct, display, reconstruct, place, locate, relocate, or make use of any of the following signs:

1. Beacons;
2. Billboards;
3. Flashing signs;
4. Moving signs;
5. Unsafe signs;
6. Signs interfering with required parking and maneuvering areas;
7. Signs which do not comply with any applicable provision of a building code, electrical code or other applicable code or ordinance of the city;
8. Signs illuminated in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device or so as to obstruct or interfere with the view of a driver of approaching, emerging or intersecting traffic or so as to prevent any traveler on any street from obtaining a clear view of approaching vehicles for a distance of two hundred fifty (250) feet along the street;
9. Signs which by reason of their proximity to a public or private street, highway, alley, lane, parkway, avenue, road, sidewalk, or other right-of-way, constitute a hazard to vehicular or pedestrian traffic because their location interferes with the safe operation of a vehicle.
10. Signs whose design or content may be confused with any authorized traffic sign, signal or device.
11. POLE SIGNS.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH9_SI_S9-2PRSI

Sec. 9-6. – Sign Measurement.

3. Sign area.

- a. The area of a sign face is calculated using the outer dimensions of the frame or cabinet surrounding the sign surface area.
- b. For channel letter signs and dimensional projecting signs, the area of the sign is determined by calculating the area of the smallest single geometric shape (square, rectangle, circle, etc.) that can be drawn around the letters or sign elements. The individual letters and/or elements shall be calculated as a single sign space.
- c. For multi-faced signs, the total sign area shall be computed by adding together the area of all sign faces visible from any one point.
- d. The sign area shall be computed by the following measurements, provided that the sign faces are part of the same sign structure:
 - i. If the sign faces have an interior angle less than forty-five (45) degrees, only one (1) side is counted for sign area. If the sign faces have an interior angle greater than forty-five (45) degrees, both sign faces count toward maximum sign area.
 - ii. For three (3) dimensional signs with three (3) faces, the three (3) sides are summed, then divided by two (2).
 - iii. For three (3) dimensional signs with four (4) faces, all four (4) sign sides are added and divided by four (4) to determine sign area.
 - iv. Spherical and irregularly shaped three (3) dimensional signs are treated as three (3) dimensional signs with four (4) faces, where a rectangular prism is used to calculate face area, so that the shape is completely contained within the prism.
- e. Where permitted by this chapter 9, multi-tenant signs may consist of more than one (1) sign panel provided all such sign panels are attached to one (1) common integrated sign structure. The calculation of area of a multi-tenant sign shall include all tenant panels and project identification information, excluding the portion(s) of a sign dedicated to providing the street number and/or address of the development site; provided, however, that this exclusion for the street number or address shall not apply to street numbers used as part of the business name.

Sec. 9-7. – General sign standards.

C. *Freestanding signs.*

1. No portion of a freestanding sign shall extend beyond the property line, unless otherwise permitted by this chapter or by a master sign agreement.
2. No sign shall occupy an area designated for parking, loading, walkways, driveways, fire lanes, easements, or other areas required to remain unobstructed.
3. Number of signs allowed:
 - a. One (1) freestanding sign is allowed per property for every four hundred (400) feet of frontage.
 - b. For properties with frontage less than four hundred (400) feet, one (1) freestanding sign shall be allowed.
 - c. For corner properties where either of the two (2) adjoining frontages is less than four hundred (400) feet, a freestanding sign shall only be allowed on one (1) frontage.
 - d. One (1) multi-tenant, freestanding sign shall be allowed per frontage.

4. *Separation.*

- a. There shall be at least two hundred (200) feet of separation between freestanding signs on the same site.
- b. There shall be at least forty (40) feet of separation between freestanding signs on adjacent sites which are on the same side of the street.
- c. Freestanding signs shall be set back from intersections so as to preserve intersection visibility, in accordance with the intersection visibility requirements of the UDC.

5. *Sign setbacks.* Sign setbacks shall be measured from the property line.

6. *Landscaping.*

- a. Plants in a landscaped area shall be maintained in a healthy condition, and the responsible party shall keep the area free of weeds, trash and debris.
- b. Landscaping shall not encroach sign face at any time. Plants installed beneath the sign face shall have a height at maturity that is lower than the lowest edge of the sign face. Plants installed to the side of the sign shall be planted at a distance from the sign face of at least three-fourths ($\frac{3}{4}$) of the width of the plant at maturity.

7. *Materials for support structures and decorative elements.*

- a. Materials for cladding, pylons, sign enclosures, the sign base and other sign features shall match materials used for other site design elements, such as fences, walls, landscape features and/or building facades, in order to maintain continuity of design within the site.
- b. Any wood that is used on freestanding signs shall be stained and/or sealed. It shall be of a hardwood variety or shall be treated, weather-resistant lumber designated for exterior use.
- c. Caps are required on monument and freeway pylon signs.
- d. For larger projects with multiple freestanding signs, materials and design shall be consistent among all freestanding signs on the site.

8. *Sign faces.*

- a. If illuminated (see section 9-5.A), the letters on the sign face shall be lighter in color than the background.
- b. Sign panels shall have a non-reflective finish, and backgrounds shall be opaque.

9. *Standards by sign type for freestanding signs.*

GENERAL STANDARDS FOR FREESTANDING SIGNS				
	Pole Sign	Decorative Post and Panel	Monument (8ft or less)	FREEWAY Pylon (>8ft)
Base (min. height)	n/a	n/a	18 "	n/a
Base	n/a	n/a	60% total sign width	no less than fifteen (15) ft wide and no greater than twenty-five (25) ft wide.
Enclosure Required	no	no	at least 2 sides	yes
Enclosure (min. width)	n/a	n/a	min. 12" per enclosure (including cap)	at least 30% of sign width

GENERAL STANDARDS FOR FREESTANDING SIGNS				
Sign Area per Panel/Cabinet (max sf each)	12 sf	n/a	n/a	n/a
Panel Width (max)		Sign panels may extend beyond the base if approved by the Design Review Committee (DRC)	Sign panels may extend beyond the base if approved by the Design Review Committee (DRC)	Shall not exceed the base minimum width of the sign
Panel (minimum height)	8 in	8 in	8 in	8 in
Sign Area (max sf)	16 sf	24 sf	30 sf; or 4sf/tenant with max 40 sf	Shall not exceed 400 sq. ft.
Max. Sign Height	10 ft	10 ft	8 ft	50 ft.
Min. Sign Setback	12 ft	8 ft	8 ft	15 ft
Vertical Clearance	Min. 8 ft	Max 4 ft	0 ft	< 4ft or > 8 ft
Max Width Sign Face	6 ft	6 ft	10 ft	Shall not exceed the base width
Internal Illumination	yes	yes	yes	yes
External Illumination	downlighting only	yes	yes	no

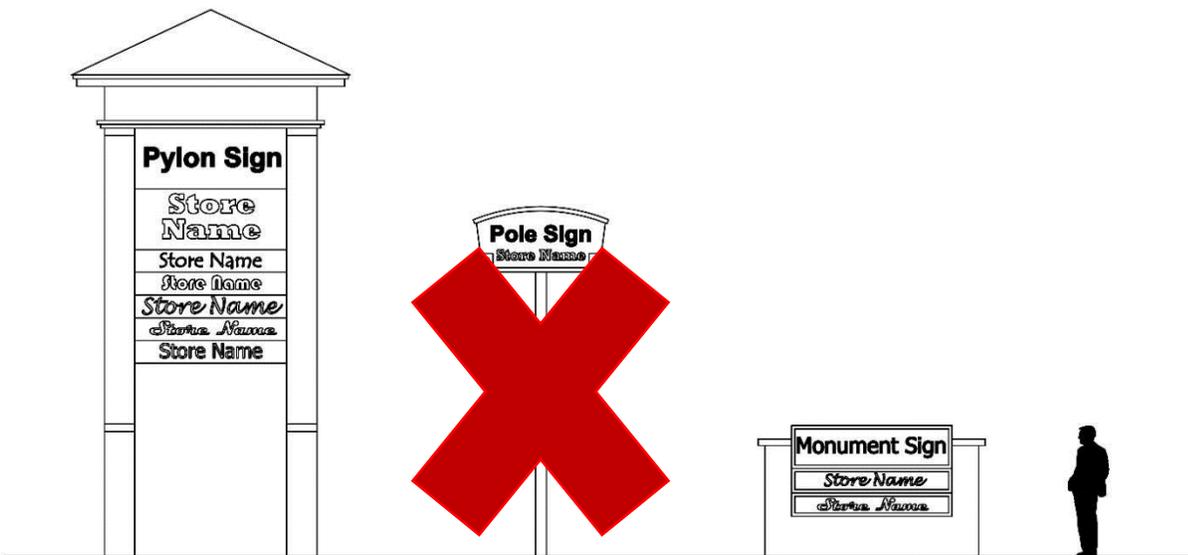
https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOBOTE_CH9_SI_S9-7GESIST

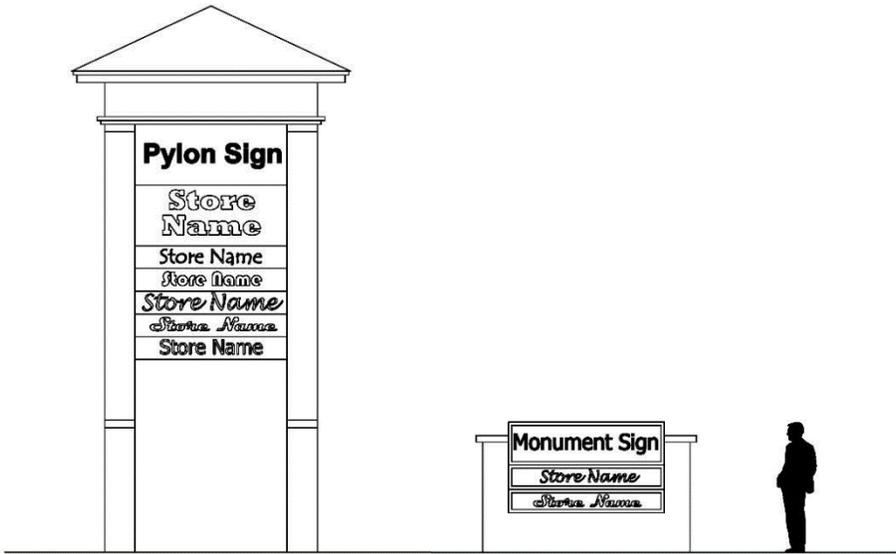
Appendix A. – Definitions

Freeway pylon sign: A freestanding sign supported by two parallel enclosed or concealed poles.

Appendix C. – Sign Illustrations

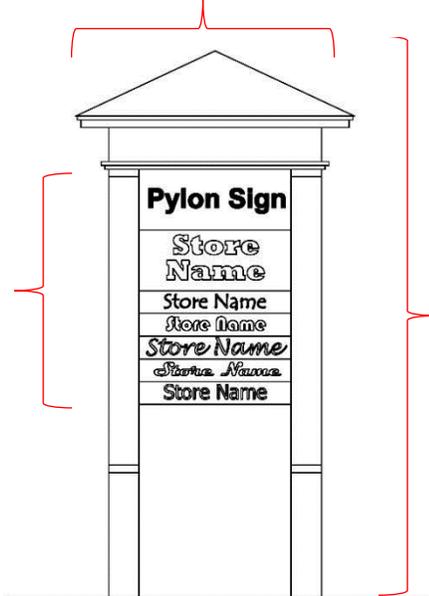
1. *Relative sign height.*





Total width shall be no less than 15 ft
and no greater than 25 ft

Total sign area shall
not exceed 400 sq. ft.



Shall not exceed 50
ft. in total height

Example: In the above diagram, the total sign height is no greater than 50 ft. The sign face width is 15 ft., and the sign face is 26 ft in length. (26 ft length x 15 ft width = 390 sq. ft, less than the total allowed sign area of 400 sq. ft).