

AMENDED

**AGENDA**

**PLANNING AND ZONING COMMISSION MEETING**

**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**

**Monday, March 2, 2020 – 6:00 p.m.**

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.)

Moment of Silence

2. [2020-223](#) Approval of Planning and Zoning Commission Minutes of the meeting held February 03, 2020.

**Attachments:** [20-0203 Meeting Minutes Feb0320](#)

3. CONFLICTS OF INTEREST DECLARATION

4. 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)

5. [2020-224](#) Consider the development plat for the Commons at Menger Creek Unit 4B, 1.658 acres, 1 commercial lot, located at 104 Gallant Fox Lane (KAD No. 39338). Take necessary action.

**Attachments:** [Summary - Commons at Menger Creek Unit 4B Dev Plat](#)  
[Att 1 - Location Map](#)  
[Att 2 - AERIAL MAP Commons at Menger Spring 4B](#)  
[Att 3 - Commons at Menger Creek Unit4B Development Plat](#)  
[Att 4 - Master Development Plan](#)

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 a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence. The following plats shall be approved conditionally as is provided by Article 2, Section 2.04.001B of the Subdivision Ordinance.

- a.        [2020-226](#)        Consider the final plat for Shoreline Park Phase 1, 14.02 acres, 49 residential lots, 3 open space lots, and 3.46 acres of right-of-way (KAD No. 302218, 302217, and 12852). Take necessary action.

**Attachments:**    [Summary - Shoreline Park Ph 1 - Final Plat](#)  
                          [Att 1 - Location Map](#)  
                          [Att 2 - AERIAL MAP Shoreline Park Phase 1](#)  
                          [Att 3 - Shoreline Park Phase 1 Final Plat](#)  
                          [Att 4 - Approved Master Plan](#)

7. DISCUSSION ITEMS:

- a. Update of Unified Development Code, adoption schedule, comments, zoning map and outreach.
- b. Cybersecurity training requirement imposed by HB 3834
- c. Potential additional meetings/workshops, process improvements or discussion items.

8.        **2020-225**        Call for a Special Joint City Council and Planning and Zoning Commission Meeting and set two public hearings for March 31, 2020 and April 14, 2020, each to be held jointly with a hearing before the City Council on the proposed Unified Development Code.

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

10. ADJOURN

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO  
ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS  
LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071  
(CONSULTATION WITH ATTORNEY).

\_\_\_\_\_  
Administrative Officer

**CERTIFICATION**

**I herby certify that the above notice of meeting was posted on the 28th day of  
February, 2020 at 5:00 p.m.**

\_\_\_\_\_  
Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The Police/Municipal Court 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 830-249-9511.**

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.

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, February 3, 2020 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission meeting of February 3, 2020

Present: Joe Anzollitto, Cal Chapman, Patrick Cohoon, Joe Davis, Kyle Kana, Bill Bird, Paula Hayward, Bob Cates, Chesney Dunning

Staff Present: Laura Talley, Stephanie Kranich, Cheryl Rogers, Rebecca Pacini, Sara Serra, Mick McKamie, Barbara Quirk, Jeff Thompson, Veronika Vasquez, Robert Lee

Registered/

Recognized Guests: Mark Leon Jr., Christine Jacques, Cheky Houy

1. CALL TO ORDER – 6:00 PM

Chairman Davis called the Planning and Zoning Commission meeting to order at 6:00 P.M.

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. APPROVAL OF MINUTES

[2020-172](#) Consider the minutes of the Planning and Zoning Commission for the meeting held January 6, 2020.

**COMMISSIONER COHOON MADE A MOTION TO APPROVE THE MINUTES OF THE PLANNING AND ZONING COMMISSION FOR THE MEETING HELD JANUARY 6, 2020. COMMISSIONER DUNNING SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 8 - Commissioner Cohoon, Commissioner Hayward, Vice Chair Chapman, Commissioner Dunning, Commissioner Cates, Commissioner Anzollitto, Commissioner Bird, and Commissioner Kana



### 3. CONFLICTS OF INTEREST

Commissioner Cohoon had a conflict of interest on items number 6, 7 & 10.

4. 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)

There were none.

### 5. DISCUSSION

[2020-173](#) a. Unified Development Code - items for future workshop, date for future workshop and timeline for adoption

Ms. Laura Talley spoke regarding future workshop dates and introduced Carissa Cox to go over the timeline of UDC meeting dates.

Ms. Carissa Cox spoke regarding the UDC timeline and future outreach events to get the message out for the upcoming adoption process. The month of February will be formatting and fact-checking while Staff is working on the strategy of the overlay and zoning districts. There will be two hearings held in March and April for the adoption of the UDC, and will be held as joint P&Z Commission and City Council meetings.

### 6. PUBLIC HEARING

[2020-174](#) a. To consider the proposed rezoning of 0.35 acres located at 32828 Interstate Highway 10 West (KAD 26885) from I, Industrial District to B-2, Highway Commercial District (Christine Jacques).

Chairman Davis opened the Public Hearing at 6:28 P.M.

Ms. Christine Jacques spoke requesting the rezoning from an I to a B-2.

Chairman Davis closed the Public Hearing at 6:29 P.M.

7. [2020-175](#) Make recommendation to City Council regarding the proposed rezoning of 0.35 acres located at 32828 Interstate Highway 10 West (KAD 26885) from I, Industrial District to B-2, Highway

Commercial District (Christine Jacques).

Ms. Sara Bennett explained the request for the property. Currently the property is zoned Industrial and is being requested to be rezoned to a B-2. Staff is supportive and recommends approval of the zoning change to B-2 due to citizen's input and the Commission's support to expand Highway Commercial District.

**COMMISSIONER ANZOLLITTO MADE A MOTION TO MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED REZONING OF 0.35 ACRES LOCATED AT 32828 INTERSTATE HIGHWAY 10 WEST (KAD 26885) FROM I, INDUSTRIAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT (CHRISTINE JACQUES). COMMISSIONER DUNNING SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 7 - Commissioner Hayward, Vice Chair Chapman, Commissioner Dunning, Commissioner Cates, Commissioner Anzollitto, Commissioner Bird, and Commissioner Kana

**Recused:** 1 - Commissioner Cohoon

#### 8. PUBLIC HEARING

[2020-176](#) a. To consider the use Retirement Community in a B-2 Highway Commercial District, for 6.479 acres on Old San Antonio Road (KAD 300529) (Hunt Propriety).

Chairman Davis opened the Public Hearing at 6:34 P.M.

There were no comments.

Chairman Davis closed the Public Hearing at 6:34 P.M.

9. [2020-177](#) Make recommendation to City Council regarding the proposed use Retirement Community in a B-2 Highway Commercial District, for 6.479 acres on Old San Antonio Road (KAD 300529) (Hunt Propriety).

Ms. Sara Bennett explained the request for a proposed Retirement Community in a B-2, which requires P&Z recommendation and a final consideration by City Council. Ms. Bennett explained the proposed use.

Based on the overlay and the Master Plan Staff is supportive for the recommendation.

Mr. Mark Lionel, architect for the proposed project, explained the design and amenities designed for seniors living at the apartments. The apartments will be restricted to 55+ in age. The sidewalk on Old San Antonio will be continued for connectivity and walking trails within the property as well. There will be a pedestrian gate access to connect to other properties located outside the proposed apartment complex. The property will be rentals only. The proposed development would include 160 apartment units, with 170 parking stalls to serve the apartment complex.

Commissioner Anzollitto asked regarding the drainage impact for the proposed design site. Ms. Talley stated there will be a drainage detention submittal required and the LID features will now be required as it has been passed for implementation by City Council. The proposed development follows what the SoBo overlay plan which includes high-density residential for a mix of apartments or cottages.

**COMMISSIONER CATES MADE A MOTION TO MAKE RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED USE RETIREMENT COMMUNITY IN A B-2 HIGHWAY COMMERCIAL DISTRICT, FOR 6.479 ACRES ON OLD SAN ANTONIO ROAD (KAD 300529) (HUNT PROPRIETY). COMMISSIONER BIRD SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 7 - Commissioner Cohoon, Commissioner Hayward, Vice Chair Chapman, Commissioner Dunning, Commissioner Cates, Commissioner Bird, and Commissioner Kana

**Nay:** 1 - Commissioner Anzollitto

10. [2020-178](#) Consider the Preliminary Plat for E. Bandera Residential (7 residential lots, 1 open space lot, 0.034 acre of right-of-way) (2.493 acres) (KAD No. 300528). Take necessary action.

Ms. Rebecca Pacini explained the request for a preliminary plat that exists of 7 residential lots and 1 open space lot. The City entered into a development agreement in 2009 with the property owner and it was recently updated in 2019. The original DA stated no street access off of

Bandera Road, however the DA was updated to allow access off of Bandera Road and each lot of the proposed development will include individual driveways. The open space lot will become part of the pedestrian and emergency access and easements. There are some Heritage trees within the open space which will most likely be removed. Staff is supportive and recommends approval.

Mr. Shawn Berry & Brad Wells, developers and property owners for the proposed project, explained how they came to the current proposed configuration of the lots. The big heritage oaks are located on lot 6 & 7. Mr. Wells is working to keep the lots 70 foot wide and will be building his home on lot 7 and has interest in keeping as many of the trees as possible. The grove of trees on lot 901, the intent will be to keep them. If the City allows to move the lot lines for the utilities will determine which trees will be allowed to keep.

**COMMISSIONER DUNNING MADE A MOTION TO APPROVE THE PRELIMINARY PLAT FOR E. BANDERA RESIDENTIAL (7 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, 0.034 ACRE OF RIGHT-OF-WAY) (2.493 ACRES) (KAD NO. 300528). COMMISSIONER BIRD SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 7 - Commissioner Hayward, Vice Chair Chapman, Commissioner Dunning, Commissioner Cates, Commissioner Anzollitto, Commissioner Bird, and Commissioner Kana

**Recused:** 1 - Commissioner Cohoon

#### 11. DISCUSSION

[2020-179](#) a. Potential additional meetings - workshop or discussion items

Ms. Laura Talley stated Staff will provide a list each meeting of current developments that Staff is working on. Commission made a comment about requesting in the budget to hire an Arborist for handling and reviewing Tree Preservation.

Mick McKamie stated the City is working to hold developers to the value of trees and determined the worth back to the community. The City is working to establish higher maximum fines and tougher rules to mitigate.

Commissioner Anzollitto had a request for when large developments come along to have the City provide an overall review of the project to provide for better understanding.

[2020-180](#)

b. Process improvements

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

Ms. Laura Talley stated Staff received a revised Tree Preservation Plan for Southglen Phase 11A and they are reviewing and will provide a full report at the new P&Z meeting.

13. ADJOURNMENT

Chairman Davis adjourned the Planning and Zoning Commission meeting at 7:30 P.M.

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

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P&Z Chairman

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P&Z Secretary

Rollcall

Rollcall

**Present**

9 - Commissioner Patrick Cohoon, Commissioner Paula Hayward, Vice Chair Cal Chapman, Chairman Joe Davis, Commissioner Chesney Dunning, Commissioner Bob Cates, Commissioner Joe Anzollitto, Commissioner Bill Bird, and Commissioner Kyle Kana

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Fowler  <input checked="" type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>AGENDA DATE</b>	<i>March 2, 2020</i>
<b>DESCRIPTION</b>	Consider the development plat for the Commons at Menger Creek Unit 4B, 1.658 acres, 1 commercial lot, located at 104 Gallant Fox Lane (KAD No. 39338). Take necessary action.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve the Development Plat Commons at Menger Creek Unit 4B, 1.658 acres, 1 commercial lot, located at 104 Gallant Fox Lane (KAD No. 39338).
<b>CONTACT PERSON</b>	Rebecca Pacini, Planner III, Planning and Community Development
<b>SUMMARY</b>	<p>This is the development plat for Commons at Menger Creek Unit 4B, a 1.658 acres parcel for development of an 8,000 square foot general retail building. The property is located on the west side of the future road Gallant Fox Lane that was recorded as part of the Commons at Menger Creek Unit 5 final plat.</p> <p>The development plat adheres to the Master Development Plan that was approved in 2018 and the South Boerne (SoBo) overlay district requirements.</p> <p>The plat meets the criteria of the ordinance. Staff recommends approval of the development plat.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.

# VICINITY MAP



NOT TO SCALE





# COMMONS AT MENDER CREEK UNIT 4B



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.

- 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.
- 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.
- 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.

- 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.
- 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.

Plat Notes

Fence Notes:

- Gates across easement: double swing gates with a minimum clear opening of twelve (12) feet wide shall be installed wherever fences cross utility and drainage easements.
- 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. 2019-56, Section 1.10 (5)

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Volume \_\_\_\_\_, Page \_\_\_\_\_, Kendall County Official Records.

Heritage Legacy Tree Note:

There are thirteen (13) heritage legacy trees, as defined in Subsection 2.02.002, identified on this plat.

Building Setback Note:

Lot setbacks are determined by the City of Boerne Zoning Ordinance enforced at the time of development and are based on zoning/lot size. Unless otherwise identified, the front setback for a pie shaped lot or a lot on a curvilinear street or cul-de-sac is measured wherever the lot width meets frontage requirements for the lot category.

Open Space Note:

Total open space provided shall be 5% of all building footprints and areas of impervious surface dedicated to vehicle access and parking on each lot.

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 tract is not upstream from a City water supply lake.

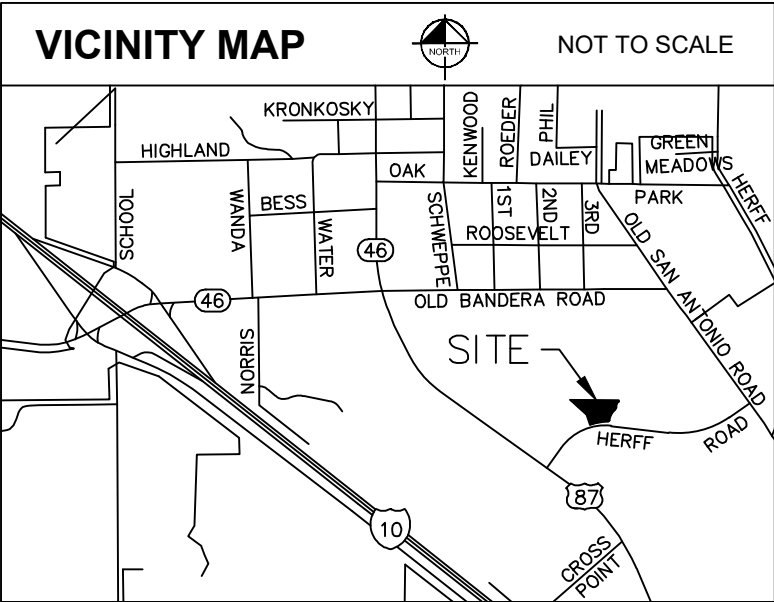
Approval of the Planning and Zoning Commission:

The plat of The Commons at Menger Creek, Unit 4B Lot 2B, Block A 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's Acknowledgement:

State of Texas §  
County of Kendall §

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.

Boerne Commond Ltd.  
1010 W. Martin Luther king. Boulevard  
Austin, Texas 78701

By: \_\_\_\_\_

State of Texas §  
County of Kendall §

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 this plat was filed for record in my office, on the

\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_\_ M, and duly recorded the \_\_\_\_\_

day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_\_ M in the records of \_\_\_\_\_ of said county, in Book Volume \_\_\_\_\_ on Page(s) \_\_\_\_\_.

In testimony whereof, witness my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
County Clerk, Kendall County, Texas

By: \_\_\_\_\_  
Deputy

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS) post processing. The unit of linear measurement is U.S. Survey Feet.
- This drawing shows contour lines based upon a field survey conducted by survey personnel. The contour interval is 2 feet. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS post processing.

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

Sworn to and subscribed before me this the \_\_\_\_ 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.

\_\_\_\_\_  
Chelsy L. Houy, P.E. #107400  
Licensed Professional Engineer

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
State of Texas

DEVELOPMENT PLAT OF  
LOT 2B, BLOCK A  
THE COMMONS AT MENDER CREEK,  
UNIT 4B  
ONE LOT

BEING 1.658 ACRES LOCATED IN  
THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441  
CITY OF BOERNE, KENDALL COUNTY, TEXAS.  
BEING A PORTION OF TRACT 1 IN VOL. 1614, PG. 971 OF THE  
OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441  
CITY OF BOERNE, KENDALL COUNTY, TEXAS

ENGINEER:  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
TBPE #928

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
TBPLS #10193973

Kimley»Horn

601 NW Loop 410, Suite 350  
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	APS	JGM	FEB. 2020	068699100	1 OF 2



Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS) post processing. The unit of linear measurement is U.S. Survey Feet.
- This drawing shows contour lines based upon a field survey conducted by survey personnel. The contour interval is 2 feet. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS post processing.
- An existing cross access easement for all northern commercial tracts has been described in instrument recorded in Vol. 1614, and Pg. 978-1010 Official Public Record of Kendall County, Texas.

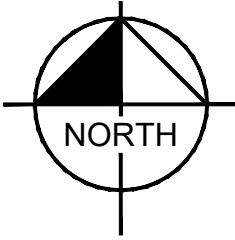
LEGEND

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  
P.O.B. POINT OF BEGINNING  
T.B.M. TEMPORARY BENCH MARK  
XXX ADDRESS  
ELEVATION BENCHMARK  
XF "X" CUT IN CONCRETE FOUND  
EXISTING SLOPES GREATER THAN 15%

BENCH MARK LIST

TBM #101 - MAG NAIL SET IN ASPHALT ON THE SOUTHWEST SIDE OF OLD SAN ANTONIO ROAD LOCATED 58'± NORTHEAST OF A 35" LIVE OAK AND 59'± EAST OF A 25" LIVE OAK  
ELEVATION =1386.01'

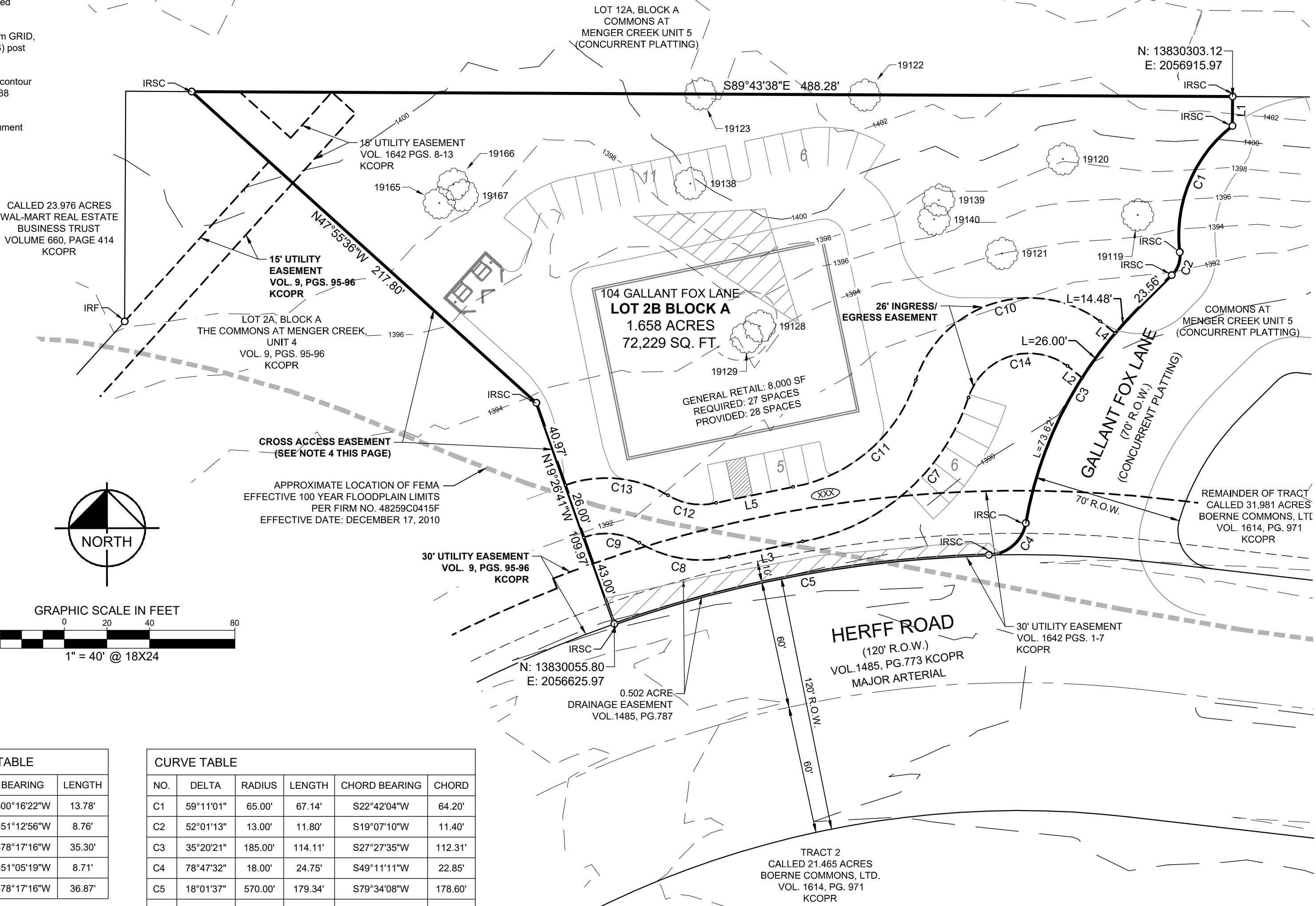
TBM #102 - MAG NAIL SET IN ASPHALT LOCATED 67'± FROM THE NORTHEASTERLY CORNER OF LOT 1, BLOCK A, FRANKLIN PARK  
ELEVATION =1393.57'



TREE TABLE	
NO.	DESCRIPTION
19119	91" LIVE OAK
19120	126" LIVE OAK
19121	132" LIVE OAK
19122	129" LIVE OAK
19123	145" LIVE OAK
19128	75" LIVE OAK
19129	91" LIVE OAK
19138	88" LIVE OAK
19139	113" LIVE OAK
19140	138" LIVE OAK
19165	82" LIVE OAK
19166	85" LIVE OAK
19167	94" LIVE OAK

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°16'22"W	13.78'
L2	N51°12'56"W	8.76'
L3	S78°17'16"W	35.30'
L4	N51°05'19"W	8.71'
L5	S78°17'16"W	36.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°11'01"	65.00'	67.14'	S22°42'04"W	64.20'
C2	52°01'13"	13.00'	11.80'	S19°07'10"W	11.40'
C3	35°20'21"	185.00'	114.11'	S27°27'35"W	112.31'
C4	78°47'32"	18.00'	24.75'	S49°11'11"W	22.85'
C5	18°01'37"	570.00'	179.34'	S79°34'08"W	178.60'
C7	61°59'07"	100.00'	108.18'	S49°01'27"W	102.99'
C8	44°41'18"	56.00'	43.68'	N81°05'49"W	42.58'
C9	51°38'49"	30.00'	27.04'	N84°34'34"W	26.14'
C10	108°41'11"	56.00'	106.23'	S72°22'29"W	91.00'
C11	61°59'07"	74.00'	80.06'	S49°01'27"W	76.21'
C12	44°41'18"	30.00'	23.40'	N81°05'49"W	22.81'
C13	51°12'12"	56.00'	50.05'	N84°21'16"W	48.40'
C14	108°41'11"	30.00'	56.91'	S72°22'29"W	48.75'



DEVELOPMENT PLAT OF  
LOT 2B, BLOCK A  
THE COMMONS AT MENER CREEK,  
UNIT 4B  
ONE LOT

BEING 1.658 ACRES LOCATED IN  
THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441  
CITY OF BOERNE, KENDALL COUNTY, TEXAS.  
BEING A PORTION OF TRACT 1 IN VOL. 1614, PG. 971 OF THE  
OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441  
CITY OF BOERNE, KENDALL COUNTY, TEXAS

ENGINEER:  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
TBPE #928

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
TBPLS #10193973

**Kimley»Horn**

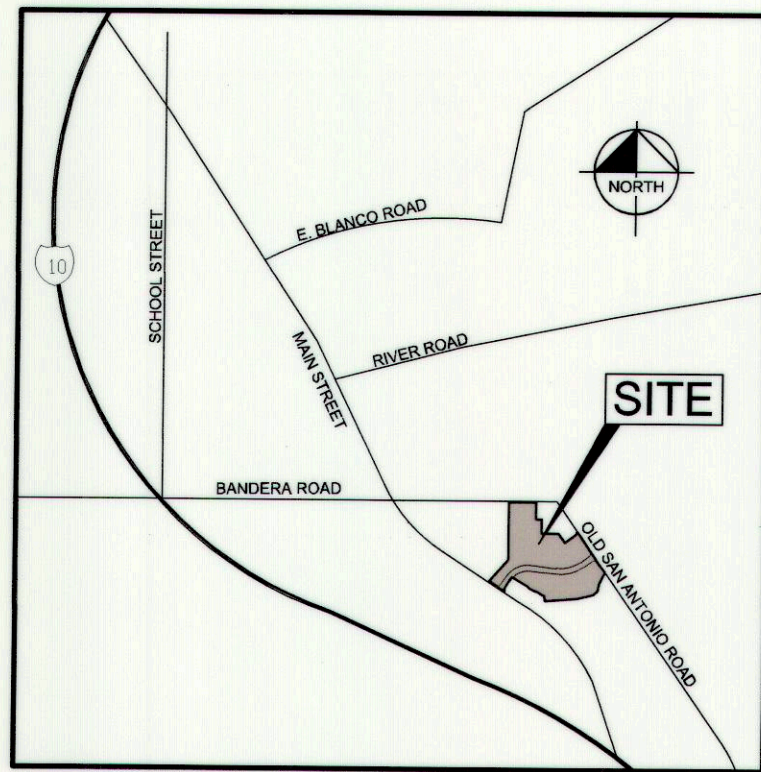
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	FEB. 2020	068699100	2 OF 2





LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE IN FEET  
0 100 200 400

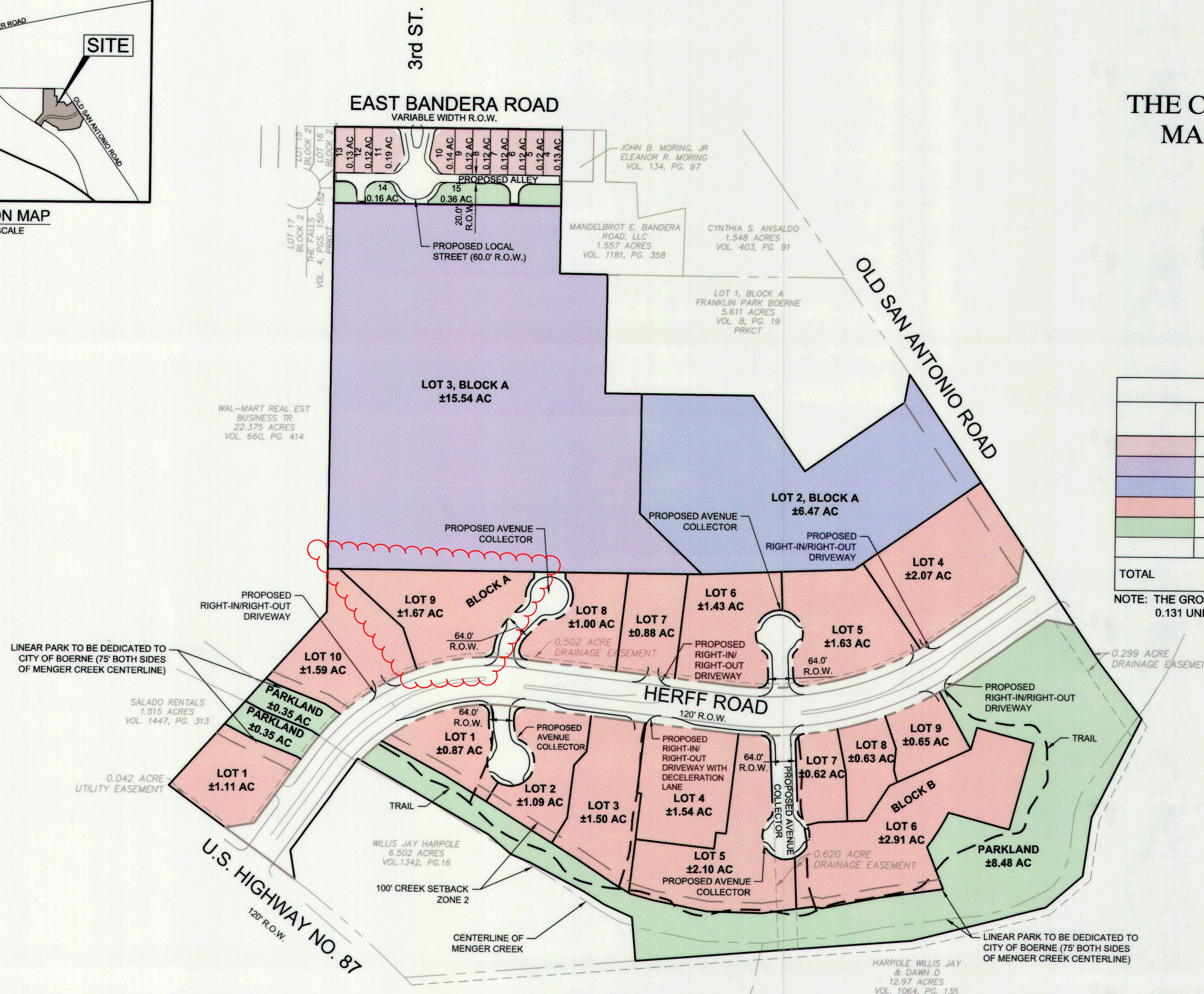
# THE COMMONS AT MENDER CREEK MASTER DEVELOPMENT PLAN

BOERNE ★ TEXAS

FEBRUARY 2018

## Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND			
	USE	# OF LOTS	AREA (ACRES)
	SINGLE FAMILY	10	±1.31
	MULTI-FAMILY	1	±15.54
	MULTI-FAMILY/HIGH DENSITY RESIDENTIAL	1	±6.47
	OFFICE/ RESTAURANT/ RETAIL	17	±23.25
	PARK/ OPEN SPACE	-	±9.70
	PROPOSED RIGHT-OF-WAY	-	±2.78
TOTAL			59.05

NOTE: THE GROSS DENSITY OF THE SINGLE FAMILY LOTS IS EQUAL TO 0.131 UNITS PER ACRE.

### REVISION LOG

DATE	DESCRIPTION
06/05/2017	ORIGINAL APPROVAL
02/07/2018	REVISION NO.1


THIS MASTER DEVELOPMENT PLAN OF THE COMMONS AT MENDER CREEK 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 12<sup>th</sup> DAY OF February, A.D., 2018

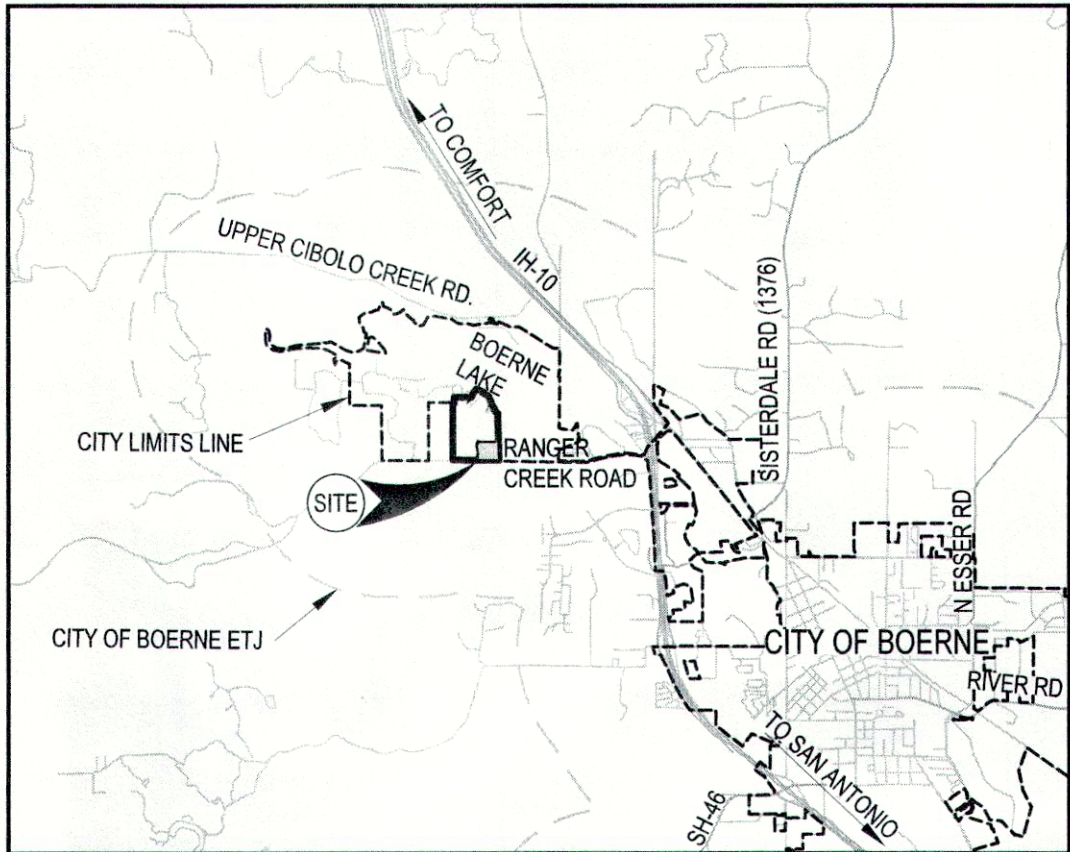
BY: *[Signature]*  
CHAIRMAN

BY: *[Signature]*  
SECRETARY



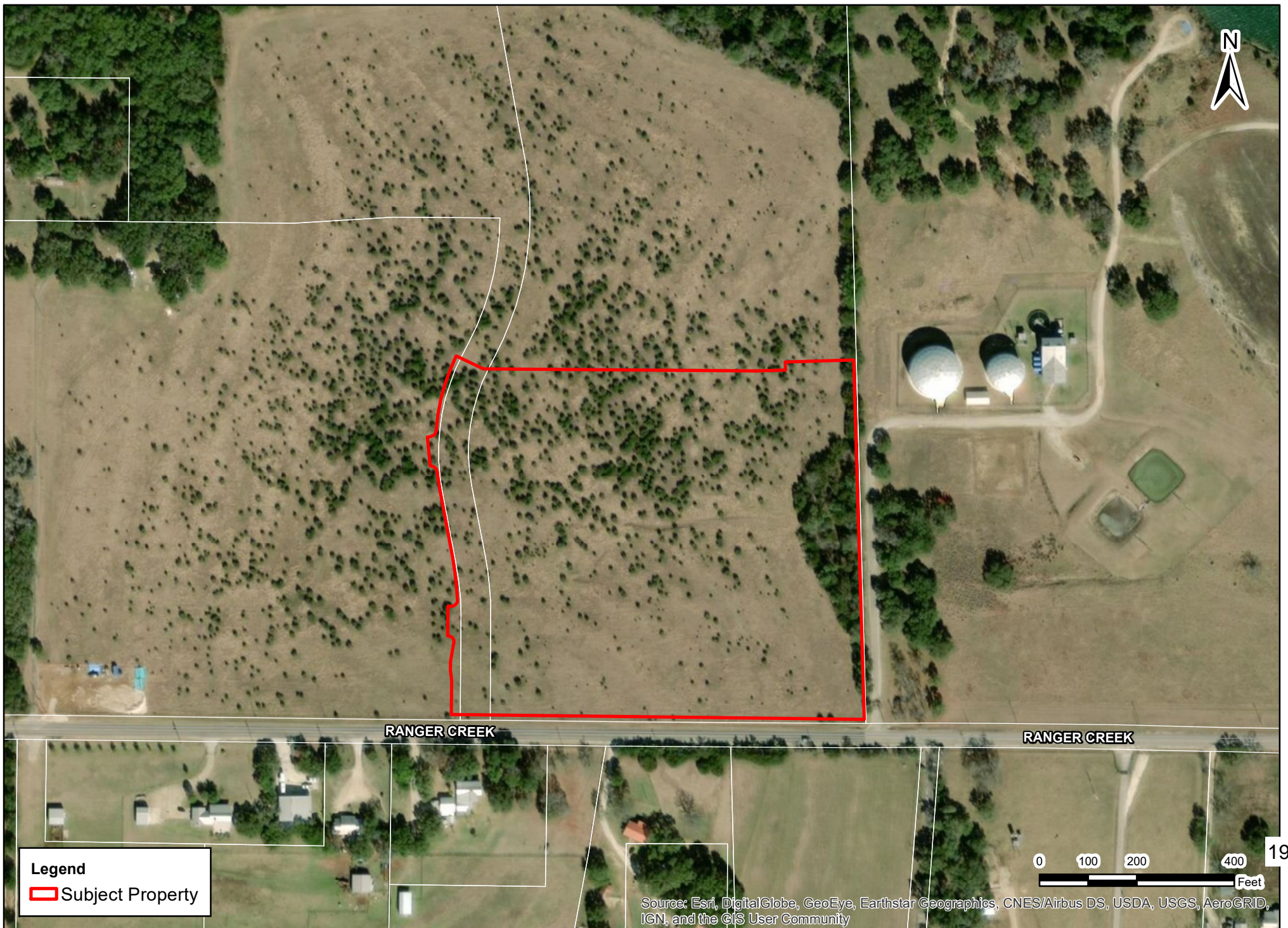
	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <input checked="" type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Fowler  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>AGENDA DATE</b>	<i>March 2, 2020</i>
<b>DESCRIPTION</b>	Consider the final plat for conditional approval of Shoreline Park Phase 1, 14.03 acres, 49 residential lots, 3 open space lots, and 3.46 acres of right-of-way (KAD No. 302218, 302217, and 12852). Take necessary action.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Conditional approval as is provided by Article 2, Section 2.04.001B of the Subdivision Ordinance, for the final plat for Shoreline Park Phase 1. (KAD No. 302218, 302217, and 12852).
<b>CONTACT PERSON</b>	Rebecca Pacini, Planner III, Planning and Community Development
<b>SUMMARY</b>	<p>This is the final plat for Shoreline Park Phase 1. It includes 49 residential lots, 3 open space lots, and 3.46 acres of right-of-way. It adheres to the Master Planned Community Plan that was approved in 2017 and the preliminary plat that was approved by operation of law on June 28, 2019. It meets all the requirements of the ordinance.</p> <p>Staff recommends approval of the final plat.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.





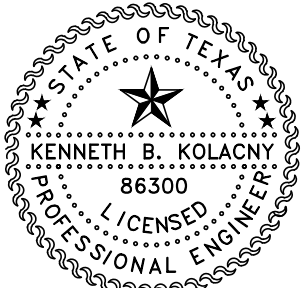
# SHORELINE PARK PHASE 1





STATE OF TEXAS  
COUNTY OF KENDALL

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



KENNETH B. KOLACNY  
LICENSED PROFESSIONAL ENGINEER #86300  
MATKIN HOOVER ENGINEERING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_,

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

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.



KYLE PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR #6528  
MATKIN HOOVER LAND SURVEYING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_,

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS  
COUNTY OF KENDALL

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

\_\_\_\_\_  
KB HOME LONE STAR LP - OWNER

\_\_\_\_\_  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF KENDALL

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

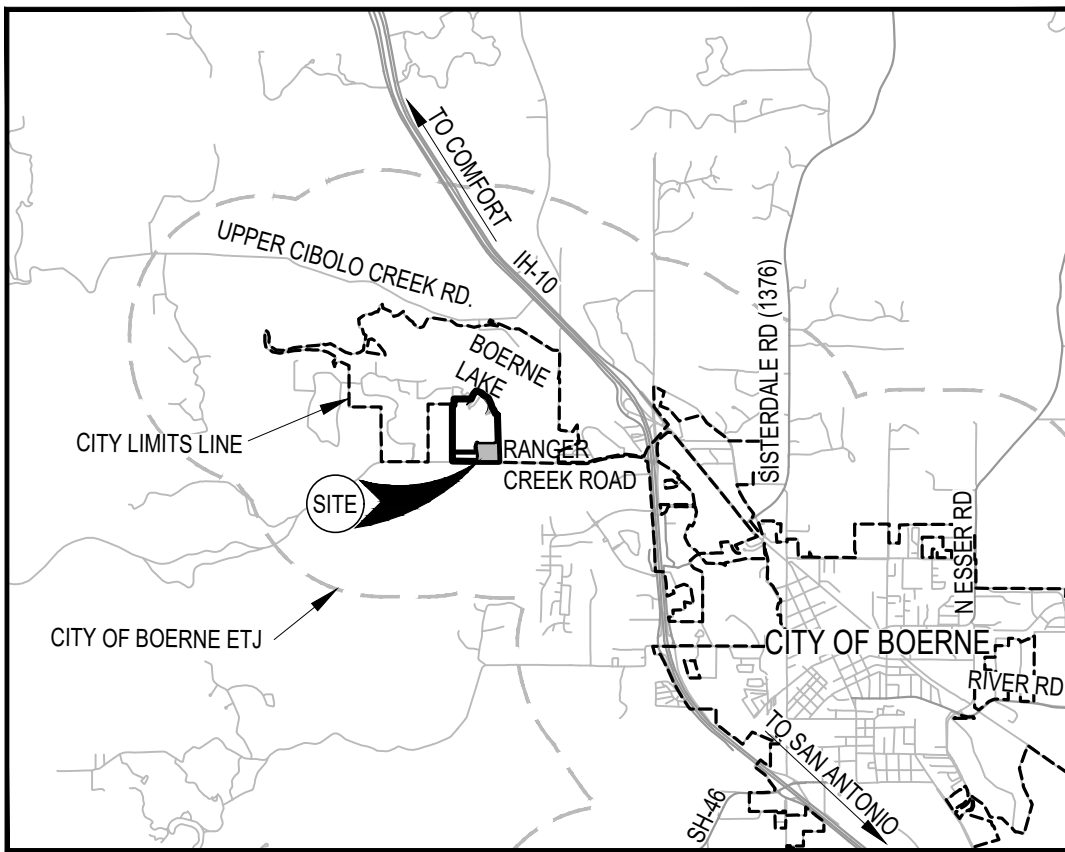
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_, AT \_\_\_\_\_, \_\_\_\_ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK \_\_\_\_\_ VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, KENDALL COUNTY, TEXAS

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

# A FINAL PLAT ESTABLISHING SHORELINE PARK, PHASE 1

A 14.03 ACRE TRACT OF LAND, LOCATED IN THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS AND BEING ALL OF A 31.013 ACRE TRACT OF LAND, AND A PORTION OF A 23.315 ACRE TRACT OF LAND, BOTH AS DESCRIBED IN VOLUME 1646, PAGE 789, AND A PORTION OF A 40.511 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1737, PAGE 1051, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS  
NOT TO SCALE

## SECONDARY ACCESS NOTE:

DEVELOPER SHALL CONSTRUCT THE SECONDARY APPROVED FIRE APPARATUS ACCESS ROAD AS REQUIRED BY IFC 2015, APPENDIX D.107 AT SUCH TIME THAT EITHER OF THE FOLLOWING TWO CONDITIONS ARE MET.

- AT LEAST 30 RESIDENTIAL UNITS HAVE STARTED CONSTRUCTION
- CONSTRUCTION OF PHASE 2 BEGINS.

## LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT 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.

## FENCE NOTES:

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.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

## TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

## SIDEWALK NOTE:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

## SETBACKS IN THE CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

## GRID STREET SETBACKS:

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE.

## BLOCK LENGTHS:

BLOCK 2 PERIMETER = 1,571 FEET; BLOCK 1 FACE = 741 FT; BLOCK 3 FACE = 992 FT; BLOCK 4 FACE = 146 FT

## PROJECT SUMMARY TABLE

	PHASE 1
TOTAL RESIDENTIAL LOTS:	49
TOTAL OPEN SPACE LOTS:	3
TOTAL ACREAGE:	14.02 AC
AVERAGE DWELLINGS/ACRE:	3.49
LINEAR FEET OF STREET:	2,200 LF
OPEN SPACE:	3.64 AC
ROW ACREAGE:	3.46 AC

## IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	2.33 AC
HOUSES	2.92 AC
DRIVEWAYS	0.36 AC
CONC. RIP-RAP / DRAINS	0.50 AC
TOTAL	6.11 AC
% IMPERVIOUS	43.6%

THIS SUBDIVISION PLAT OF SHORELINE PARK, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

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

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

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

## GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.119 ACRES.
- THIS SUBDIVISION CONTAINS 14.02 TOTAL ACRES WITH 49 LOTS FOR A GROSS DENSITY OF 3.49 LOTS PER ACRE.
- NO PART OF THIS PHASE OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID. VERTICAL DATUM: NAVD88.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.05.002, IDENTIFIED ON THIS PLAT.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
- THE SUBDIVISION CONTAINS THREE OPEN SPACE LOTS.
- THE AREA OF OPEN SPACE IS 3.635 AC.
- SHORELINE PARK PHASE 1 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
- LOT 901 IS DEDICATED AS AN OPEN SPACE AND UTILITY EASEMENT.
- LOTS 900, 902, AND 903 ARE DEDICATED AS AN OPEN SPACE, UTILITY AND DRAINAGE EASEMENT.

## 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, BEDS, 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 COURSE, 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.

- 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.
- THE GRANTEE SHALL MAKE COMMERCIALY 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.
- 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 (U.E.):

UTILITIES WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, 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 THE ADJACENT LAND TO OR FROM 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 THEREOF; 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.

- 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.
- THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE 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 CITY'S USUAL AND CUSTOMARY PRACTICES.
- PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NESC.
- 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 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.

## OWNER/DEVELOPER:

KB HOMELONESTAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229



P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600 FAX: (830) 249-0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

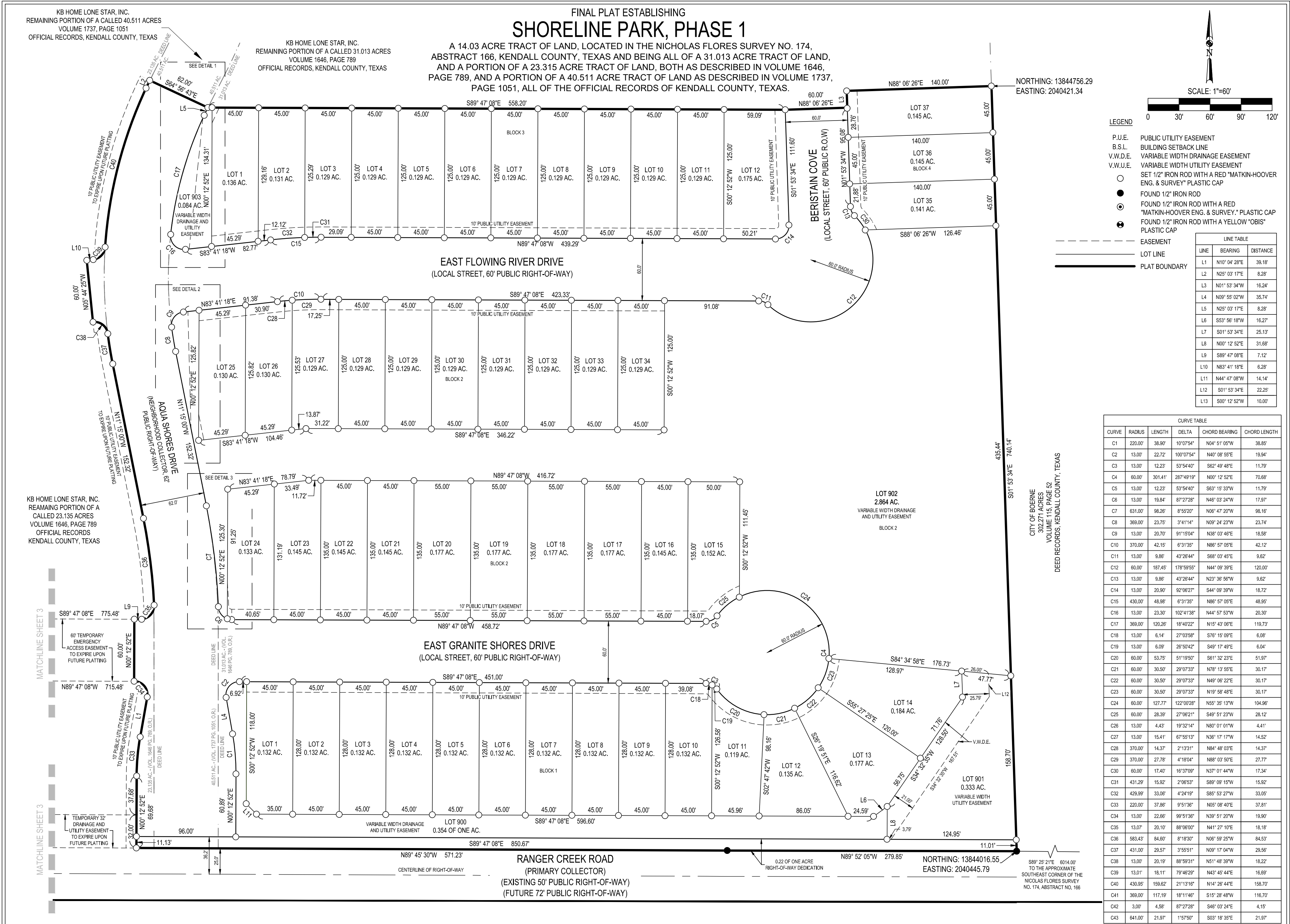
ENGINEERING  
& SURVEYING

DATE: FEBRUARY 2020

JOB NO. 2615.03

SHEET 1 OF 3





**MATKINHOOVER**  
ENGINEERING & SURVEYING

HEADQUARTERS  
8 SPENCER ROAD, SUITE 300  
BOERNE, TEXAS 78009  
OFFICE: 830.249.0600 FAX: 830.249.0699  
1000 SHELLE ROAD, SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 361.668.2244

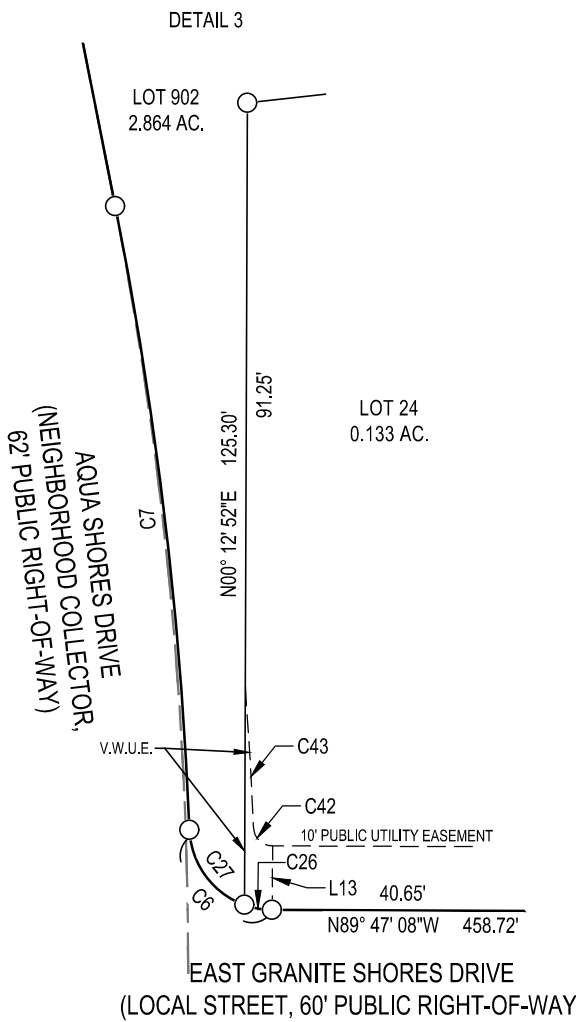
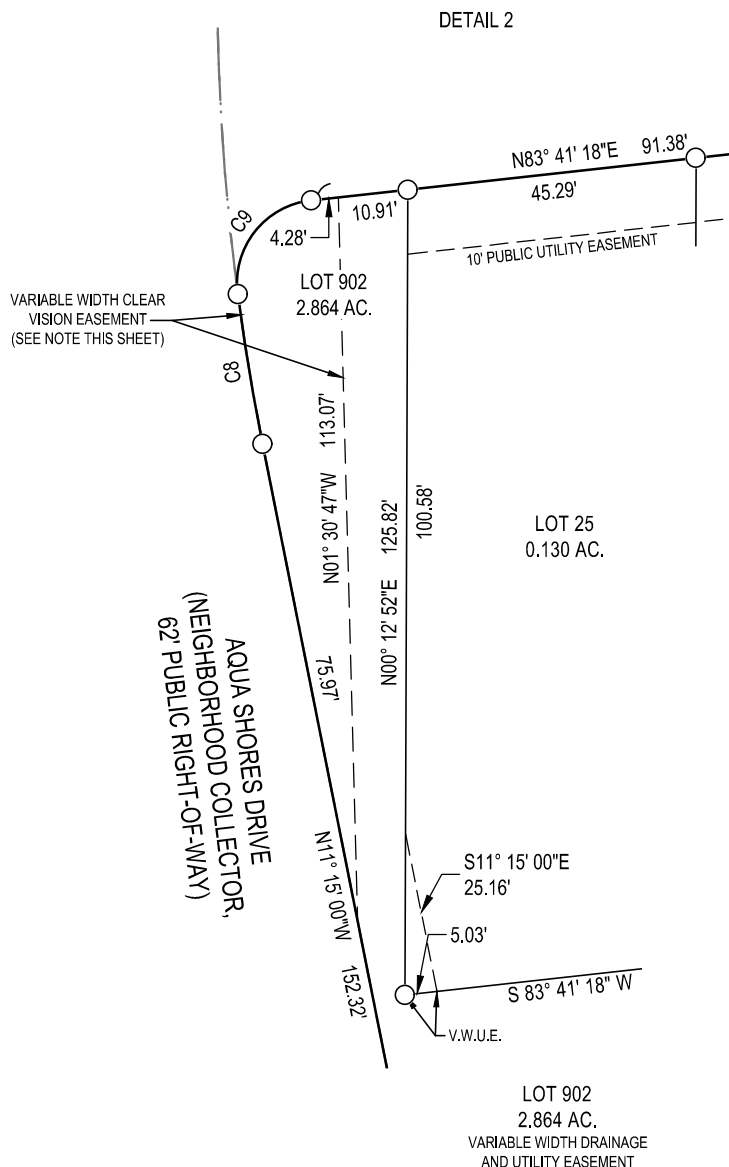
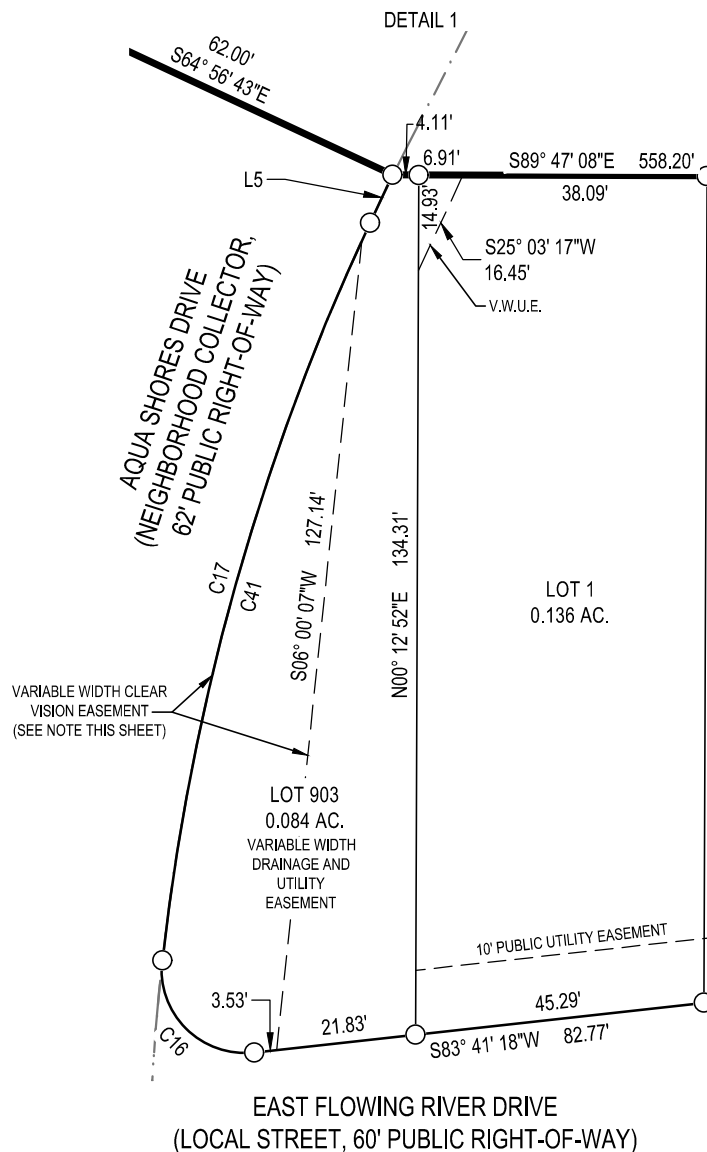
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BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10180181  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

**MATKINHOOVER**  
ENGINEERING & SURVEYING

P.O. BOX 54  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0699  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
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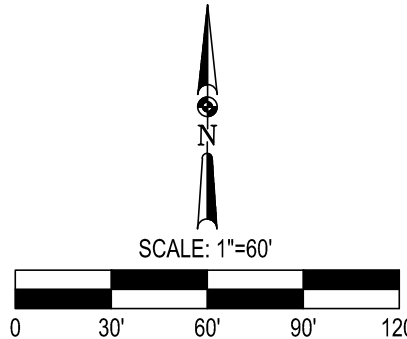
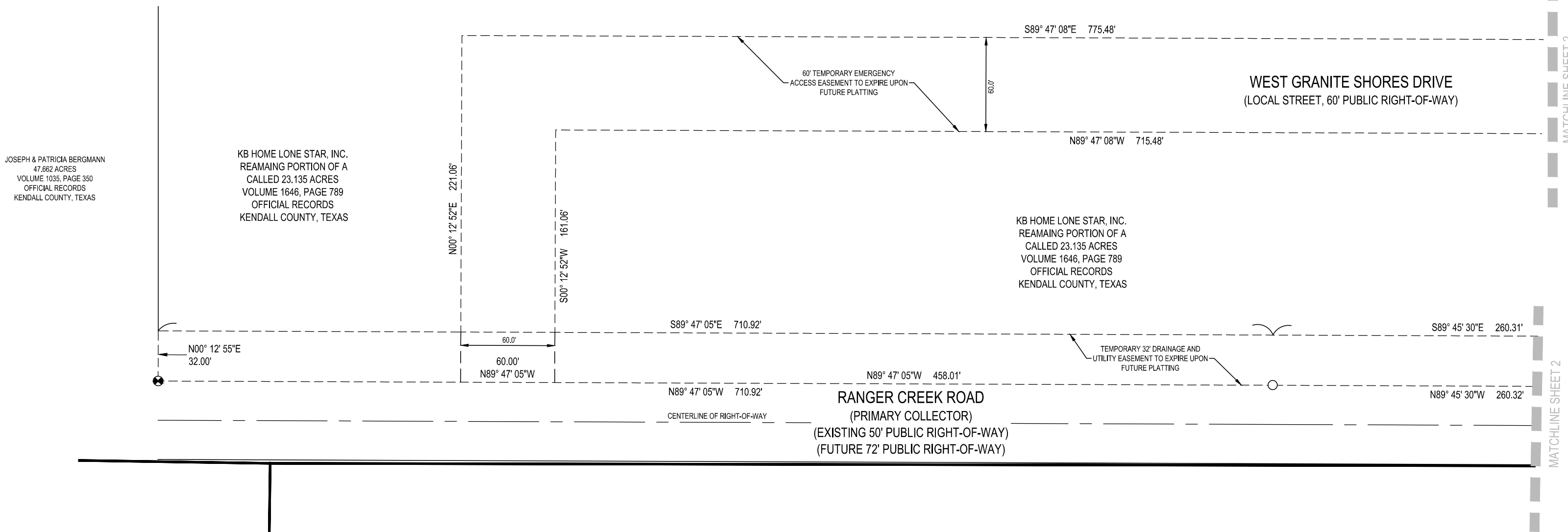
# A FINAL PLAT ESTABLISHING SHORELINE PARK, PHASE 1

A 14.03 ACRE TRACT OF LAND, LOCATED IN THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS AND BEING ALL OF A 31.013 ACRE TRACT OF LAND, AND A PORTION OF A 23.315 ACRE TRACT OF LAND, BOTH AS DESCRIBED IN VOLUME 1646, PAGE 789, AND A PORTION OF A 40.511 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1737 PAGE 1051, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



NICOLAS FLORES  
SURVEY NO. 174  
ABSTRACT NO. 166

KB HOME LONE STAR, INC  
REMAING PORTION OF A  
CALLED 23.135 ACRES  
VOLUME 1646, PAGE 789  
OFFICIAL RECORDS  
KENDALL COUNTY, TEXAS



### LEGEND

- |          |  |
|----------|--|
| P.U.E.   | PUBLIC UTILITY EASEMENT  |
| B.S.L.   | BUILDING SETBACK LINE  |
| V.W.D.E. | VARIABLE WIDTH DRAINAGE EASEMENT   |
| V.W.U.E. | VARIABLE WIDTH UTILITY EASEMENT  |
| ○        | SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER<br>ENG. & SURVEY" PLASTIC CAP    |
| ●        | FOUND 1/2" IRON ROD  |
| ⊙        | FOUND 1/2" IRON ROD WITH A RED<br>"MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP |
| ⊗        | FOUND 1/2" IRON ROD WITH A YELLOW "OBIS"<br>PLASTIC CAP                      |
| ---      | EASEMENT   |
| ---      | LOT LINE   |
| ==       | PLAT BOUNDARY  |

ADDRESS TABLE			
BLOCK	LOT	STREET NAME	STREET NUMBERS
1	900	EAST GRANITEAST SHORES DR.	101
1	1	EAST GRANITEAST SHORES DR.	103
1	2	EAST GRANITEAST SHORES DR.	107
1	3	EAST GRANITEAST SHORES DR.	111
1	4	EAST GRANITEAST SHORES DR.	115
1	5	EAST GRANITEAST SHORES DR.	119
1	6	EAST GRANITEAST SHORES DR.	123
1	7	EAST GRANITEAST SHORES DR.	127
1	8	EAST GRANITEAST SHORES DR.	131
1	9	EAST GRANITEAST SHORES DR.	135
1	10	EAST GRANITEAST SHORES DR.	139
1	11	EAST GRANITEAST SHORES DR.	143
1	12	EAST GRANITEAST SHORES DR.	147
1	13	EAST GRANITEAST SHORES DR.	151
1	14	EAST GRANITEAST SHORES DR.	155
2	902	EAST GRANITEAST SHORES DR.	142
2	15	EAST GRANITEAST SHORES DR.	138
2	16	EAST GRANITEAST SHORES DR.	134
2	17	EAST GRANITEAST SHORES DR.	130
2	18	EAST GRANITEAST SHORES DR.	126
2	19	EAST GRANITEAST SHORES DR.	122
2	20	EAST GRANITEAST SHORES DR.	118
2	21	EAST GRANITEAST SHORES DR.	114
2	22	EAST GRANITEAST SHORES DR.	110
2	23	EAST GRANITEAST SHORES DR.	106
2	24	EAST GRANITEAST SHORES DR.	102
2	25	EAST FLOWING RIVER DR.	103
2	26	EAST FLOWING RIVER DR.	107
2	27	EAST FLOWING RIVER DR.	111
2	28	EAST FLOWING RIVER DR.	115
2	29	EAST FLOWING RIVER DR.	119
2	30	EAST FLOWING RIVER DR.	123
2	31	EAST FLOWING RIVER DR.	127
2	32	EAST FLOWING RIVER DR.	131
2	33	EAST FLOWING RIVER DR.	136
2	34	EAST FLOWING RIVER DR.	139
3	35	BERISTAIN COVE	204
3	36	BERISTAIN COVE	208
3	37	BERISTAIN COVE	212
3	903	EAST FLOWING RIVER DR.	100
3	1	EAST FLOWING RIVER DR.	104
3	2	EAST FLOWING RIVER DR.	108
3	3	EAST FLOWING RIVER DR.	112
3	4	EAST FLOWING RIVER DR.	116
3	5	EAST FLOWING RIVER DR.	120
3	6	EAST FLOWING RIVER DR.	124
3	7	EAST FLOWING RIVER DR.	128
3	8	EAST FLOWING RIVER DR.	132
3	9	EAST FLOWING RIVER DR.	136
3	10	EAST FLOWING RIVER DR.	140
3	11	EAST FLOWING RIVER DR.	144
3	12	EAST FLOWING RIVER DR.	148
1	901	RANGER CREEK RD.	106

# MATKINHOOVER

HEADQUARTERS  
SPENCER ROAD SUITE 300  
HOERNE, TEXAS 79066  
PHONE: 830.249.0600 FAX: 830.249.0099

303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.866.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-1094347  
HOERNE, TEXAS REGISTERED SURVEYING FIRM F-1003400  
HOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

SHEET 3 OF 3

**MATKINHOVER**

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS   SURVEYORS   LAND PLANNERS  
CONSTRUCTION MANAGERS   CONSULTANTS

JOB NO. 14-4133  
SHEET 3 OF 3



