

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, August 30, 2021 – 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.)

2. CONFLICTS OF INTEREST

3. 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)

4. CONSENT AGENDA

[2021-757](#)

THE MINUTES OF THE PLANNING AND ZONING COMMISSION  
MEETING OF AUGUST 9, 2021.

**Attachments:**    [21-0809 Official Meeting Minutes](#)

5. REGULAR AGENDA:

[2021-758](#)

TO CONSIDER THE PROPOSED REZONING OF 1.0672 ACRES  
LOCATED AT 128 ARANSAS PASS (SUNRISE ADDITION BLK 6 LOT  
15, 19, 20 & PT 21, KAD 26712) FROM R2-M RR, MODERATE  
DENSITY RESIDENTIAL RIVER ROAD OVERLAY, TO C2 RR,  
TRANSITIONAL COMMERCIAL RIVER ROAD OVERLAY. (ROBERT S.  
THORNTON L.P.)

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

**Attachments:**    [AIS - 128 Aransas Pass - Rezone](#)  
[Att 1 - Current Zoning](#)  
[Att 2 - Proposed Zoning](#)  
[Att 3 - Overlay District](#)  
[Att 4 - Future Land Use](#)  
[Att 5 - Concept Plan](#)  
[Att 6 - August BOND Report](#)

[2021-759](#)            CONSIDER THE PRELIMINARY PLAT FOR HERFF ROAD  
COMMERCIAL, 4.349 ACRES, 5 COMMERCIAL LOTS GENERALLY  
LOCATED AT 12 HERFF ROAD (KAD NO. 15815). TAKE  
NECESSARY ACTION.

**Attachments:**    [AIS Herff Rd Commercial Prelim Plat](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Herff Road Commercial Preliminary Plat](#)

[2021-760](#)            CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE  
UNIT 2A, 19.428 ACRES, 29 RESIDENTIAL LOTS, 6 OPEN SPACE  
LOT, 4.51 ACRES OF PUBLIC RIGHT-OF-WAY AND 2.65 ACRES OF  
PRIVATE RIGHT-OF-WAY GENERALLY LOCATED AT HERFF RANCH  
BOULEVARD AND COPPER CREEK (KAD NO. 49167). TAKE  
NECESSARY ACTION.

**Attachments:**    [AIS Ranches at Creekside Unit 2A Prelim Plat](#)  
[Att 1 - Location Map](#)  
[Att 2- Aerial Map](#)  
[Att 3 - Ranches at Creekside Master Plan](#)  
[Att 4 - Ranches at Creekside Unit 2A Prelim Plat](#)

6. DISCUSSION ITEMS:

[2021-761](#)            AN OVERVIEW OF THE CITY OF BOERNE PARKS MASTER PLAN  
PRESENTED BY DANNY ZINCKE, ASSISTANT CITY MANAGER.

[2021-762](#)            AN OVERVIEW OF THE SIDEWALK PLAN PRESENTED BY JEFF  
CARROLL, DIRECTOR OF DEVELOPMENT SERVICES.

[2021-763](#)            OVERVIEW OF CITY'S STRATEGIC BUDGET CYCLE BY NICK  
MONTAGNO, ASSISTANT TO THE CITY MANAGER.

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

8. ADJOURNMENT

s/s Laura Haning

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 27th day of August,  
2021 at 5:00 p.m.

Heather Wood

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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 830-249-1501.**

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.

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, August 9, 2021 – 6:00 p.m.**

PRESENT            6-    CHAIRMAN    TIM    BANNWOLF,    COMMISSIONER    JOE  
ANZOLLITTO,    COMMISSIONER    LUCAS    HILER,    COMMISSIONER    PATRICK  
COHOON, COMMISSIONER CHESNEY DUNNING

ABSENT: COMMISSIONER BILL BIRD, COMMISSIONER BOB CATES

STAFF    PRESENT:    KRISTY    STARK,    MICK    MCKAMIE,    LAURA    HANING,  
HEATHER    WOOD,    KRYSTAL    BROWN,    BARRETT    SQUIRES,    REBECCA    PACINI,  
SARA    SERRA-BENNETT,    RYAN    BASS,    ROBERT    LEE,    MIKE    MANN,    JEFF  
CARROLL, MELISSA ECKERT

RECOGNIZED/REGISTERED    GUESTS:    CHRISTINA    RYRHOLM,    JOSHUA  
VALENTA,    FRANK    VALDEZ,    NICK    GOODWIN,    JENNIFER    LEIGH    FLORES-KELLY,  
PAULINE    ROGER,    CAROLYN    ARNOLD,    AARON    ARNOLD,    LAWRENCE  
CANEDY,    GARRETT    KELLER,    DEVIN    SIMPSON,    TREVOR    KULBETH,    JAVIER  
CASTELLO

**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**

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

Chairman Bannwolf introduced and welcomed new Assistant City

Manager, Ms. Kristy Stark.

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

Chairman Bannwolf declared a conflict with item 4.B. that is part of the Consent Agenda.

3. 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)

Lawrence Canedy, resident at 35 Spring Creek Road (outside of Boerne city limits), expressed concerns with the possible location of a back entrance to the Esperanza subdivision that would tie in to the Spring Creek subdivision.

## 4. CONSENT AGENDA:

Chairman Bannwolf recused himself from the Consent Agenda at 6:07p.m. and left the dais.

Commissioner Cohoon assumed the Chair.

**4.A.**     [2021-731](#)     THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 12, 2021.

**4.B.**     [2021-732](#)     CONDITIONAL APPROVAL FOR THE FINAL REPLAT FOR BOERNE NORTH BUSINESS PARK, LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 19962, 19964, 19965, & 299569) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

A MOTION WAS MADE BY COMMISSIONER HILER, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-**           COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

Chairman Bannwolf returned to the dais and assumed the Chair.

**5. REGULAR AGENDA:**

- 5.A.**     [2021-733](#)     TO CONSIDER THE PROPOSED REZONING OF 0.794 ACRES  
LOCATED AT 32884 INTERSTATE HIGHWAY 10 WEST (KAD 26872)  
FROM I-2, LIGHT INDUSTRIAL, TO C-4, REGIONAL COMMERCIAL  
DISTRICT. (6A PROPERTIES, LP/ AARON A. ARNOLD)

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

Ms. Laura Haning, Director of Planning and Community Development, presented the proposed rezoning.

Chairman Bannwolf opened the public hearing at 6:11 p.m.

Aaron Arnold, applicant for the proposed rezoning, explained that the intent for this request is to broaden his tenant base.

Chairman Bannwolf closed the public hearing at 6:12 p.m.

Commissioner Dunning questioned if the applicant has current tenants.

Mr. Arnold clarified that he does have current tenants but no retail at the moment.

Ms. Haning further clarified that the intent is to lease as mixed use for office and retail space.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE PROPOSED REZONING OF

0.794 ACRES LOCATED AT 32884 INTERSTATE HIGHWAY 10 WEST (KAD 26872) FROM I-2, LIGHT INDUSTRIAL, TO C-4, REGIONAL COMMERCIAL DISTRICT. (6A PROPERTIES, LP/ AARON A. ARNOLD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

- 5.B.**     [2021-734](#)     CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 5 STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS, SECTION 5.11.010, ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS, A. ACCESS STANDARDS, TO ALLOW A STACKING DISTANCE OF 88 FEET FROM THE RIGHT-OF-WAY TO THE FIRST VEHICLE STOPPING POINT FOR ESPERANZA PHASE 2G (KAD NO. 14990, 14991, 15019, 15028, & 300730). TAKE NECESSARY ACTION.

Ms. Rebecca Pacini, City Planner III., presented the request for a variance and explained that the only vehicles that may be stopping at the gate will be visitors as residents will have push button, electric key access.

Commissioner Hiler questioned if there are any safety concerns with vehicles stacking.

Mr. Jeff Carroll, Director of Development Services, spoke to the traffic study that was conducted and explained that current code requires stacking distance to be determined by a traffic study with a minimum distance of 60 feet.

Commissioner Dunning questioned if the applicant has given a reason why they need the variance.

Ms. Pacini explained that they need a variance to accommodate their

current plan. She stated that the way their plan was designed they would need to reconfigure lots and would likely lose a street if required to redesign.

Ms. Haning clarified that the traffic study is in line with current UDC, not previous ordinance.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 5 STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS, SECTION 5.11.010, ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS, A. ACCESS STANDARDS, TO ALLOW A STACKING DISTANCE OF 88 FEET FROM THE RIGHT-OF-WAY TO THE FIRST VEHICLE STOPPING POINT FOR ESPERANZA PHASE 2G (KAD NO. 14990, 14991, 15019, 15028, & 300730). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

- 5.C. [2021-735](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2G, 35.276 ACRES, 96 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, 4 NON-RESIDENTIAL LOTS, AND 10.62 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, 15028, & 300730). TAKE NECESSARY ACTION.

Chairman Bannwolf moved to item 5.D in error. He rescinded and moved back to item 5.C.

Ms. Pacini presented the preliminary plat.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY

COMMISSIONER HILER, TO APPROVE THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2G, 35.276 ACRES, 96 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, 4 NON-RESIDENTIAL LOTS, AND 10.62 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, 15028, & 300730). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

- 5.D.** [2021-736](#) CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 2, 56.868 ACRES, 225 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184). TAKE NECESSARY ACTION.

Ms. Pacini presented the preliminary plat.

Commissioner Cohoon requested to hear from legal counsel on statements made by the community and the developer.

Mick McKamie, Associate City Attorney, stated that the issue with back up water supply has been resolved. The ordinance simply requires certified and licensed water/utility providers be shown on platting documents. They are in compliance with subdivision regulations. When utilities are being provided by a state approved and licensed entity, that's the end of the City's authority.

Commissioner Anzollitto asked for clarification regarding Boerne water supply not being a back up source to this development.

Mike Mann, Director of Utilities, explained that the City is in no way connected to the water source. The City will provide sewer and gas services.

Mr. McKamie further explained that in the DA City does have rights to all

ground water on that property.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 2, 56.868 ACRES, 225 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

- 5.E. [2021-737](#) UNTABLE THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER HILER, TO UNTABLE THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

- 5.F. [2021-738](#) CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL

AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).

Ms. Haning presented the proposed Planned Unit Development to include a 4 foot concrete pathway on the southern side, same as on the northern.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

## 6. DISCUSSION ITEMS:

### 6.A. [2021-739](#) COMPREHENSIVE MASTER PLAN FUTURE UPDATE.

Ms. Haning gave a brief overview of the city's comprehensive master plan.

Commission discussion included goals, values and processes within the plan.

Commissioner Anzollitto commented on the possibility of incorporating an agenda item to regular meetings to discuss potential ideas and suggestions the Commission may wish to make to City Council for the budgeting process.

Chairman Bannwolf asked that Commissioner Anzollitto Chair a subcommittee to track items to move towards City Council for funding.

Commissioner Cohoon suggested holding a workshop in the near term to see what ideas are out there.

Chairman Bannwolf commented on possibly holding a workshop in the fall (early October) to discuss a more formal process.

Commissioner Dunning asked if the city is soliciting public surveys for citizen input and expressed the importance of cultivating community awareness.

Ms. Haning responded that surveys ranking items of importance could be utilized to promote public input.

**6.B. [2021-740](#) SHORELINE PARK UPDATE REGARDING DRAINAGE AND LID FEATURES FOR THE DEVELOPMENT.**

Dr. Troy Dorman, Director of Water Resources, South/Central Texas with Halff Associates, Inc., gave an update on the Drainage Master Plan and Water Quality Improvements for the Shoreline Park Development.

Commission discussion included issues that have been resolved regarding silt fences, site design, storm water overflow, drainage and runoff.

Commissioner Anzollitto thanked Dr. Dorman and KB Homes for going over and above to meet old code and new code.

Mr. Jason Townsley, Director of Land Development with KB Homes, spoke regarding the construction phase and explained the process for contractors and third party inspectors that check all silt fencing and temporary erosion controls within 24 hours of a rain event.

Chairman Bannwolf shared that he recently went on a site visit to the Shoreline Park development, alongside Mayor Tim Handren, Planning

and Zoning Commissioner Joe Anzollitto, Dr. Troy Dorman, and a few other members of KB Homes.

Chairman Bannwolf allowed for public comments on this item.

No comments were received.

No Action Taken.

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

No comments were received.

11. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 7:32 p.m.

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Chairman

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 6th day of August, 2021, at 5:00 p.m.

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Secretary

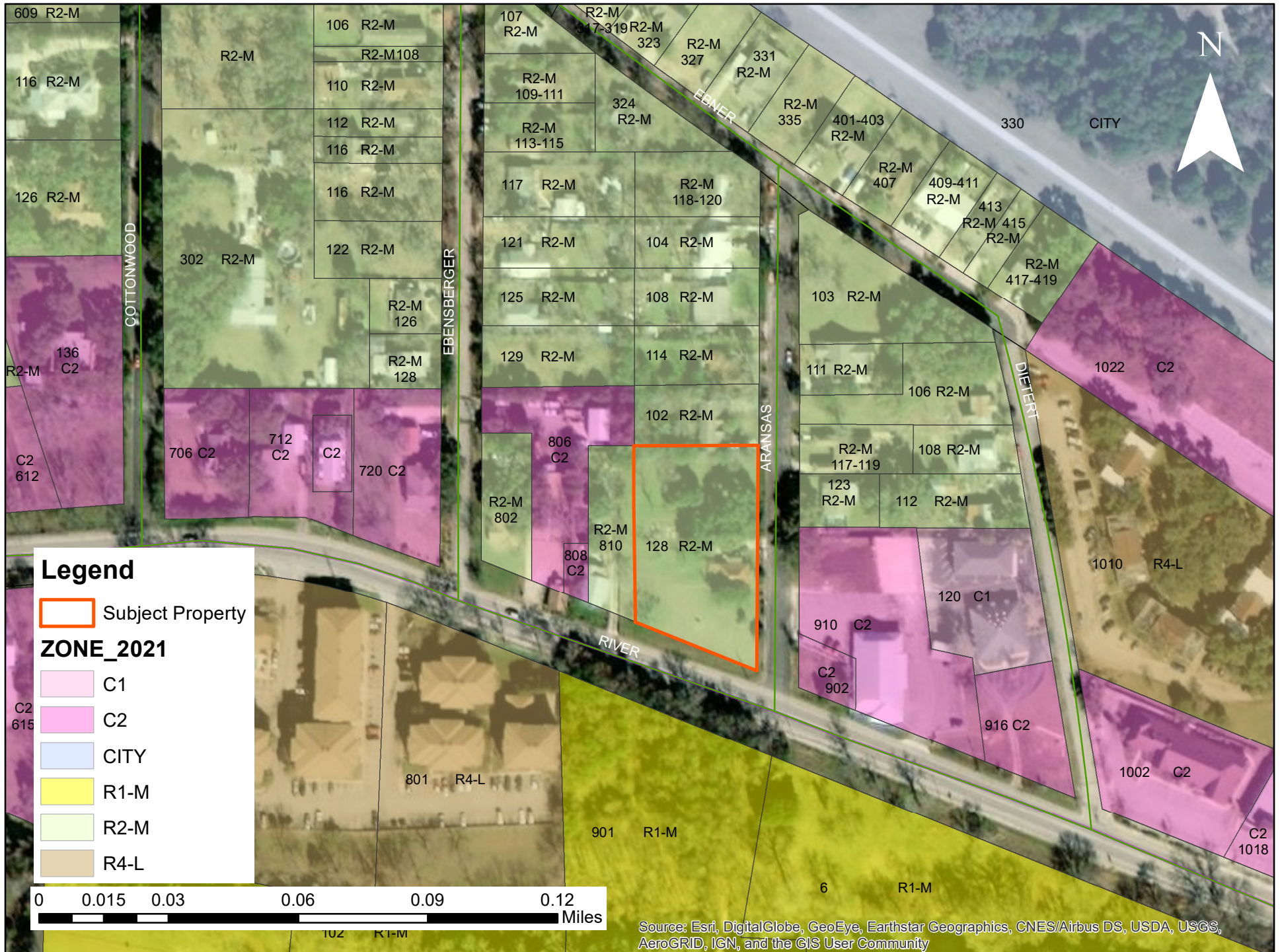
	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input checked="" type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	August 30, 2021
<b>Requested Action</b>	<p>TO CONSIDER THE PROPOSED REZONING OF 1.0672 ACRES LOCATED AT 128 ARANSAS PASS (SUNRISE ADDITION BLK 6 LOT 15, 19, 20 &amp; PT 21, KAD 26712) FROM R2-M RR, MODERATE DENSITY RESIDENTIAL RIVER ROAD OVERLAY, TO C2 RR, TRANSITIONAL COMMERCIAL RIVER ROAD OVERLAY. (ROBERT S. THORNTON L.P.)</p> <p style="margin-left: 40px;">I. STAFF PRESENTATION  II. PUBLIC HEARING  III. MAKE RECOMMENDATION</p>
<b>Contact Person</b>	Sara Serra, Planner II, Planning and Community Development Department
<b>Background Information</b>	<p>The property owner has requested the rezoning of a property located at 128 Aransas Pass, Boerne, Texas 78006. The property is currently zoned R2-M, Moderate Density Residential. The owner is requesting a C2, Transitional Commercial. The property is located in the River Road Overlay District.</p> <p>The Moderate-Density Residential District (R2-M) is applicable when a compact, walkable neighborhood in close proximity to activity and commercial areas is intended. Smaller lots and different housing types can be accommodated into the district. Transitional Commercial (C2) should be located as a transition between lower and higher intensity commercial developments, between neighborhoods and higher commercial. Transitional Commercial properties should be designed with a pedestrian-oriented perspective.</p> <p>The UDC implemented several new overlay districts, but the River Road Overlay District was originated from a zoning category. With the purpose of protecting the enjoyment of the Cibolo Creek while encouraging an active mixed-use with retail, dining, and entertainment uses, the River Road Overlay District offers different uses and criteria for uses that are encouraged, and also a few uses that are prohibited as they are not compatible with the intent for the area.</p>

	<p>The Master Plan recommends the area be developed as a Neighborhood Commercial, with primarily nonresidential uses on an appropriate scale and design to be located close to residential land uses. Uses as hotel boutiques, offices, retail, services, and restaurants are compatible with the category intent.</p> <p>River Road is TXDOT right-of-way, and it is also a Minor Arterial in our Thoroughfare plan. Minor arterials are used to connect different areas within the city, with expected daily traffic between 10,000 and 20,000 vehicles per day. While residential driveways are not allowed by the city's regulations, TXDOT makes the final determination regarding access points along TXDOT rights-of-way.</p> <p>City staff held a BOND (Boerne Open Neighborhood Discussion) meeting on August 26, 2021. The meeting was online, and other than staff and the applicants, four community members attended. The applicants explained their proposed concept for the site and heard from the neighbors regarding questions and concerns. The majority of the neighbors were in support of the project, but there were questions regarding noise and traffic. Staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The recording of the meeting can be found at this link:  <a href="https://www.youtube.com/watch?v=mH1yQnJ2GMk">https://www.youtube.com/watch?v=mH1yQnJ2GMk</a></p>
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan Recommendation </div> <div style="width: 48%;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____ </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	BOND meeting 8/26/2021
<b>Legal Review</b>	
<b>Alternative Options</b>	

<b>Supporting Documents</b>	Attached are maps and plat.
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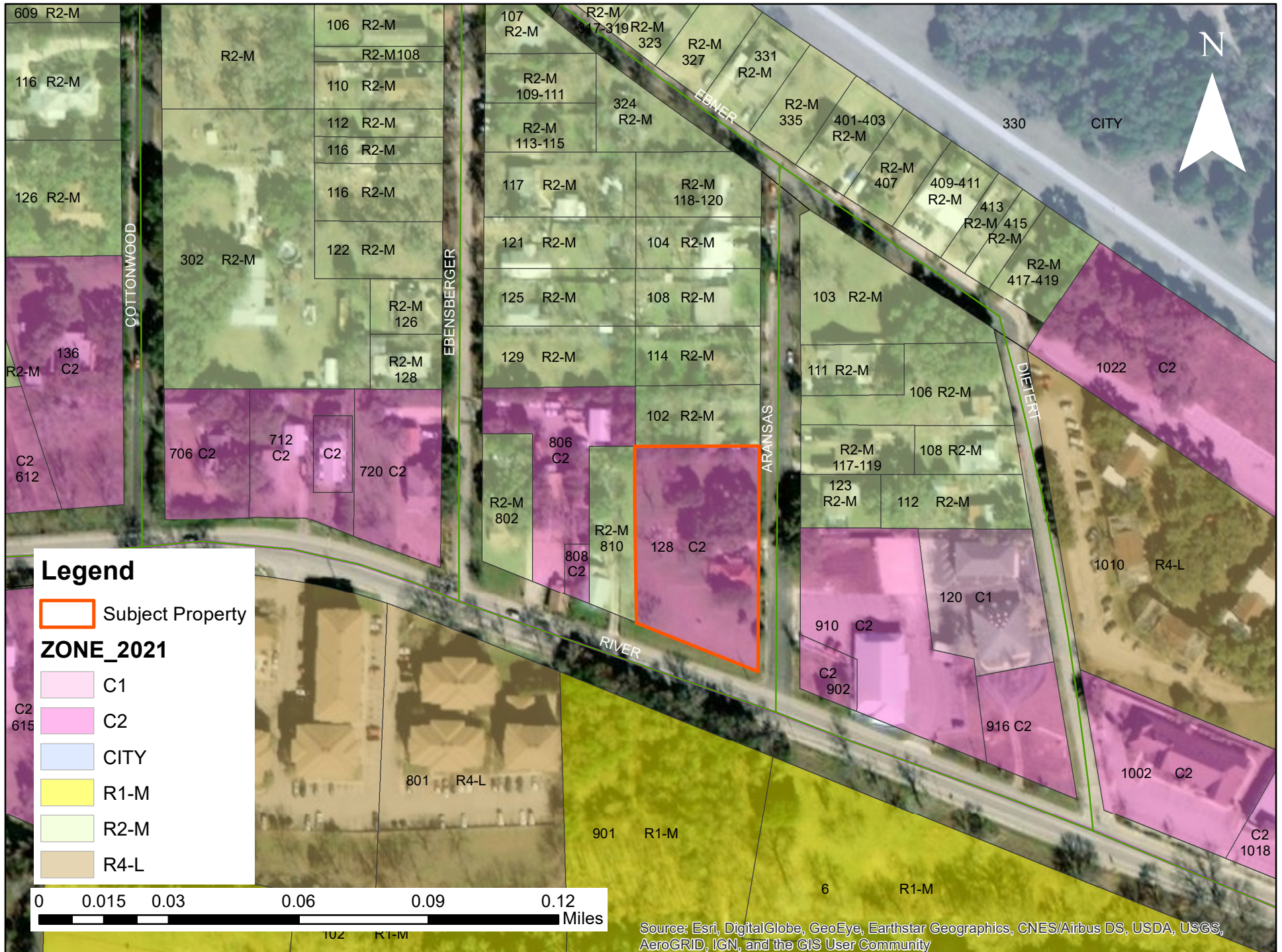
# SUBJECT PROPERTY - CURRENT ZONING

128 Aransas Pass (KAD 26712)



# SUBJECT PROPERTY - PROPOSED ZONING

128 Aransas Pass (KAD 26712)



# SUBJECT PROPERTY - OVERLAY DISTRICTS

128 Aransas Pass (KAD 26712)



# SUBJECT PROPERTY - FUTURE LAND USE

128 Aransas Pass (KAD 26712)



River Road



H.C. 11 = 20'± 06/04/21



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

## BOND Meeting Report

8/26/2021 | *Robert S. Thornton*  
210.861.7944

Proposed Site: 128 Aransas Pass

Meeting Location: Zoom

Total Attendance: 8

BOND meetings can be viewed in their entirety by visiting:

<https://www.youtube.com/playlist?list=PLFGlmVEjXeXjmzgN7mByC2HS46LgAZvwX> and selecting desired meeting date.

### In Attendance

Travis Roberson - Developer

Robert Thornton - Owner

Anonymous Resident

Jack Short

Travis Wagner

Ray Mackrell

### City Staff Present

Laura Haning

Sara Serra-Bennett

Heather Wood

### Meeting Summary

Travis Roberson, developer for this property, and Robert Thornton, property owner, presented a concept plan for the property being considered for rezoning. They emphasized that the submitted material is an initial draft, and uses and layout may change as the process progresses. The site plan currently shows four buildings on the north side of the lot that the applicant intends to use as short-term rentals or offices. The scale of the building would be in line with the existing house. The house that currently fronts Aransas Pass, would likely be

Service

Excellence

Integrity

Respect

Collaboration

maintained and renovated, and they would keep the access to the development near the same location. Staff clarified that rezoning constitute approval of the site plan and that the River Road overlay district does allow some uses and restricts others that are allowed in the base zoning category.

Some of the discussion was about the possibility that Short Term Rentals could be located at the River Road overlay district without further approval. One of the neighbors was concerned about this possibility as the vast majority of the properties facing Aransas Pass are already rental properties and that this type of use has been negatively impacting the surrounding properties.

The scale of the development was also discussed. The developer described the size of the buildings as small scale to match the surrounding neighborhood structures, consisting of high-end materials. The development will be required to provide appropriate parking, space for drainage and open space according to the current regulation.

Street parking, dumpster location and noise were also discussed. Staff explained that the parking requirements are based on use and square footage, and at this stage, it is not expected for the applicant to have this level of detail. Noise regulations are being reassessed at this time, and they should be updated in the next few months. The city also has regulations regarding the screening of dumpsters that will need to be addressed during the building permit.

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### Development Details

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The applicant stated that this is the initial step in the process, and the site plan presented is a draft site plan and may change during the process. The submitted material shows the site being developed for short-term rental or offices, possibly a restaurant. It is very important to understand that a rezoning process does not approve site plans.

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### Questions and Concerns

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- Would rather the property remain undeveloped
- An increase in short-term rentals in the area may negatively impact the neighborhood and increases the crime rate
- On-street parking is already saturated
- Potential impact of noise generated by possible uses
- Dumpsters for restaurants have a negative impact on neighbors

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### Notification(s)

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- Mailouts
- Text Messages to geofenced area surrounding property
- BOND Webpage
- Events and Meetings Calendar

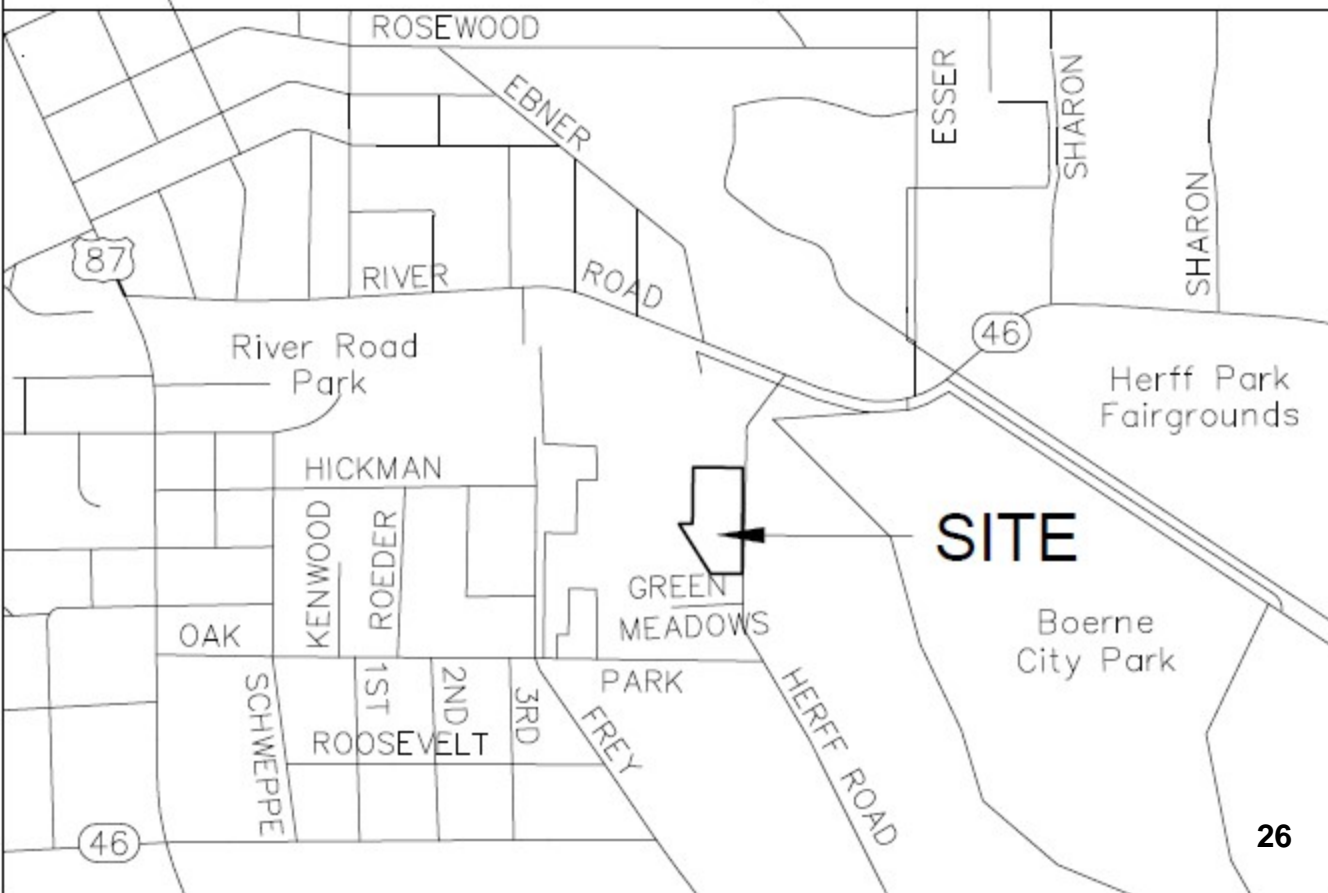
	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="float: right; border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input checked="" type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </div>	
<b>Agenda Date</b>	August 30, 2021	
<b>Requested Action</b>	CONSIDER THE PRELIMINARY PLAT FOR HERFF ROAD COMMERCIAL, 4.349 ACRES, 5 COMMERCIAL LOTS GENERALLY LOCATED AT 12 HERFF ROAD (KAD NO. 15815). TAKE NECESSARY ACTION.	
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department	
<b>Background Information</b>	<p>This is the preliminary plat for Herff Commercial. The Preliminary Plat consists of 5 commercial lots on 4.349 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Commercial. The preliminary plat is in conformance with the Comprehensive Plan.</p> <p>The plat meets all the requirements of the subdivision ordinance in effect at the time the plat application was deemed administratively complete.</p>	
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan            Recommendation         </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </div> </div>	
<b>Financial Considerations</b>		
<b>Citizen Input/Board Review</b>		
<b>Legal Review</b>		

<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps and plat.

# VICINITY MAP



NOT TO SCALE



# Aerial Map Herff Road Commercial



**Legend**

 Subject Property

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 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. Roads classified as Avenues shall provide a ten-foot wide sidewalk.

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 Document No. \_\_\_\_\_, Kendall County Official Records.

Heritage Legacy Tree Note:

There are eighteen (18) 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:

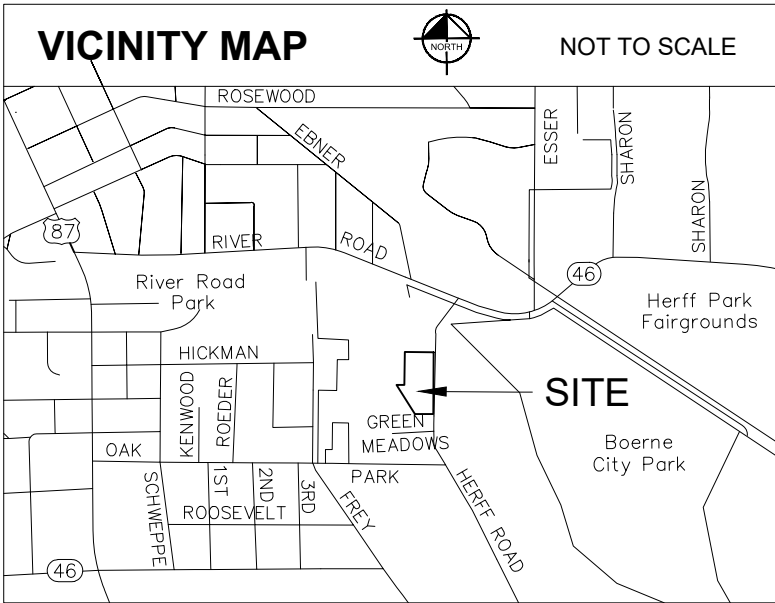
Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20).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

Floodplain Note:

According to Community Panel No. 48259C0415F, dated December 16, 2010 of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain," commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. All zone delineations shown hereon are approximate. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create any liability on the part of Kimley-Horn or the undersigned.

Drainage Basin Note:

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



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.

ProCore Developments 1, LLC  
20602 Limestone Ridge Trail  
Cypress, Harris County, Texas 77433

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

State of Texas  
County of \_\_\_\_\_

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 HERFF ROAD COMMERCIAL 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

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 official seal of office, this \_\_\_\_ day of \_\_\_\_\_ A.D. 202\_\_.

County Clerk,  
Kendall County, Texas

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

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, distances and areas shown hereon are Texas State Coordinate System, South Central Zone (FIPS 4204) (NAD'83). The unit of linear measurement is U.S. Survey Feet.

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 Greg 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 generally conforms to all requirements of the Subdivision Ordinance, Revised April 2, 2018, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

Matthew G. Matney, P.E. #136733  
Licensed Professional Engineer

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

Notary Public  
State of Texas

PRELIMINARY PLAT OF  
HERFF ROAD COMMERCIAL  
LOTS 1-5, BLOCK A

5 COMMERCIAL LOTS

4.349 ACRES  
BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN  
VOLUME 1606, PAGES 944-949 OF THE OFFICIAL PUBLIC  
RECORDS OF KENDALL COUNTY, TEXAS  
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441  
CITY OF BOERNE, KENDALL COUNTY, TEXAS

**Kimley»Horn**

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

FIRM # 10193973

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

Scale  
N/A

Drawn by  
APS

Checked by  
JGM

Date  
8/18/2021

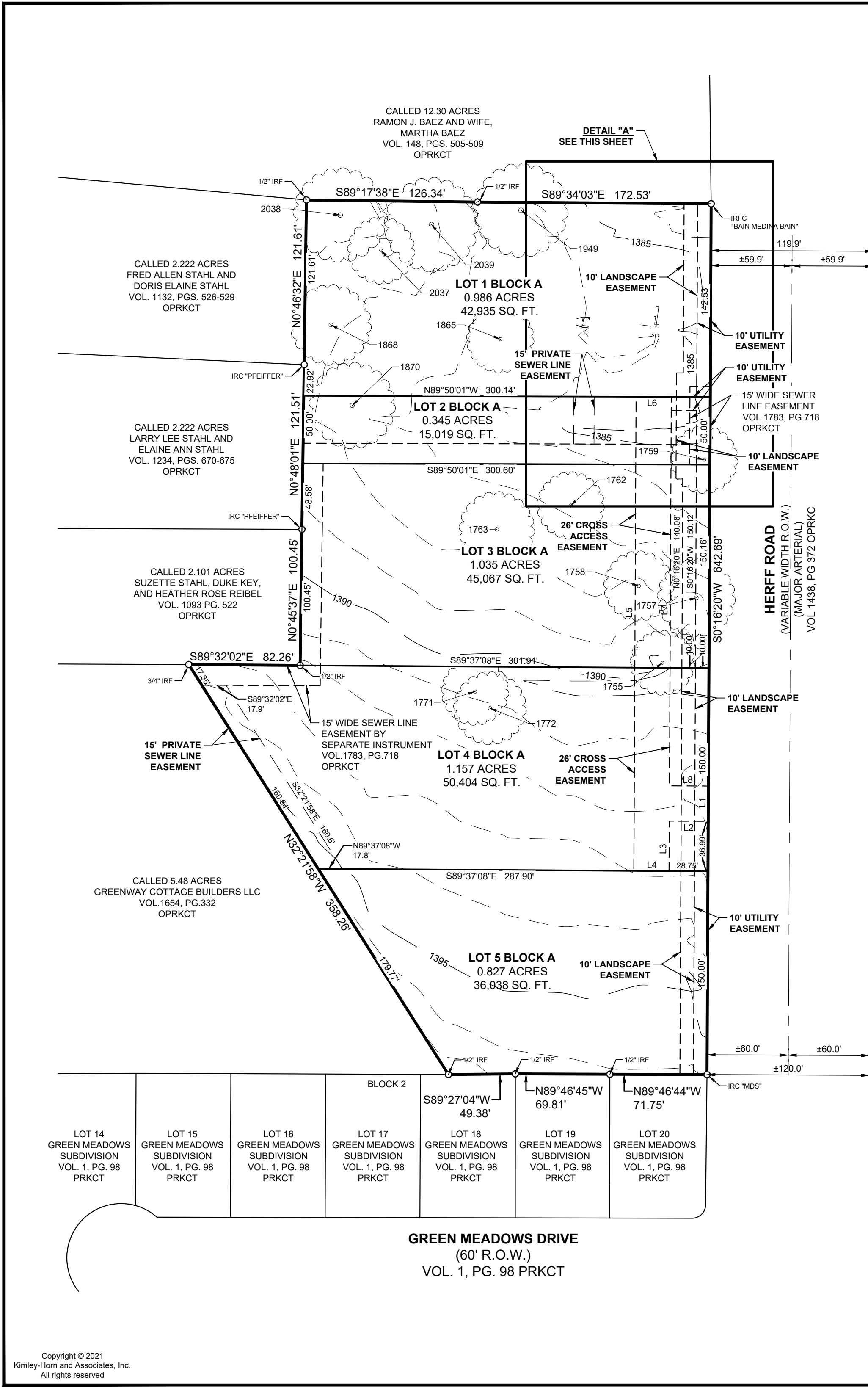
Project No.  
068711500

Sheet No.  
1 OF 2

OWNER:  
ProCore Developments 1, LLC  
20602 Limestone Ridge Trail  
Cypress, Texas 77433

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

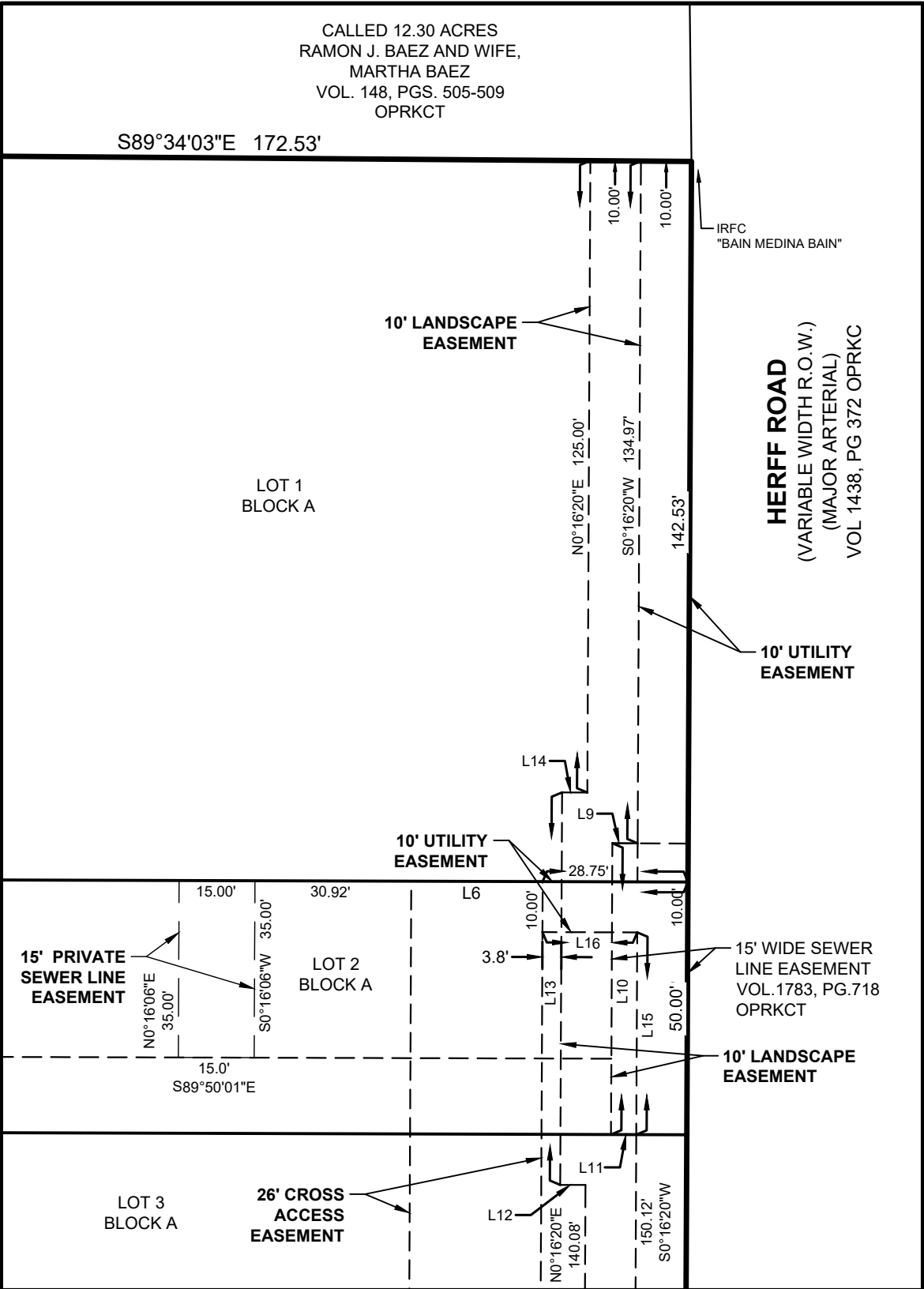
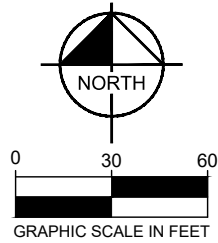
ENGINEER:  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
TBPE #928



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°16'20"W	26.00'
L2	N89°43'40"W	28.75'
L3	S00°16'20"W	36.93'
L4	N89°37'08"W	26.00'
L5	N00°16'20"E	349.95'
L6	S89°50'01"E	26.00'
L7	S00°16'20"W	287.12'
L8	N89°43'40"E	28.75'
L9	N89°44'08"W	5.00'
L10	S00°16'20"W	57.62'
L11	S89°50'01"E	5.00'
L12	N89°50'01"W	5.00'
L13	N00°16'20"E	77.63'
L14	S89°43'40"E	5.00'
L15	N00°16'20"E	40.00'
L16	S89°50'01"E	18.75'

TREE TABLE	
NO.	DESCRIPTION (CIRCUMFERENCE)
1755	75" L.O.
1757	91" L.O.
1758	82" L.O.
1759	79" L.O.
1762	79" P.O.
1763	88" P.O.
1771	79" P.O.
1772	85" P.O.
1865	79" PECAN
1868	94" P.O.
1870	101" P.O.
1949	110" L.O.
2037	79" L.O.
2038	110" L.O.
2039	110" L.O.

LEGEND	
IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND W/ CAP
PRKCT	PLAT RECORDS KENDALL COUNTY, TX
OPRKCT	OFFICIAL PUBLIC RECORDS KENDALL COUNTY, TX
DRKCT	DEED RECORDS KENDALL COUNTY, TX
1395	EXISTING CONTOUR
LO	LIVE OAK
PO	POST OAK



DETAIL "A"  
SCALE: 1" = 30'

PRELIMINARY PLAT OF  
HERFF ROAD COMMERCIAL  
LOTS 1-5, BLOCK A

5 COMMERCIAL LOTS

4.349 ACRES  
BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN  
VOLUME 1606, PAGES 944-949 OF THE OFFICIAL PUBLIC  
RECORDS OF KENDALL COUNTY, TEXAS  
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441  
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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

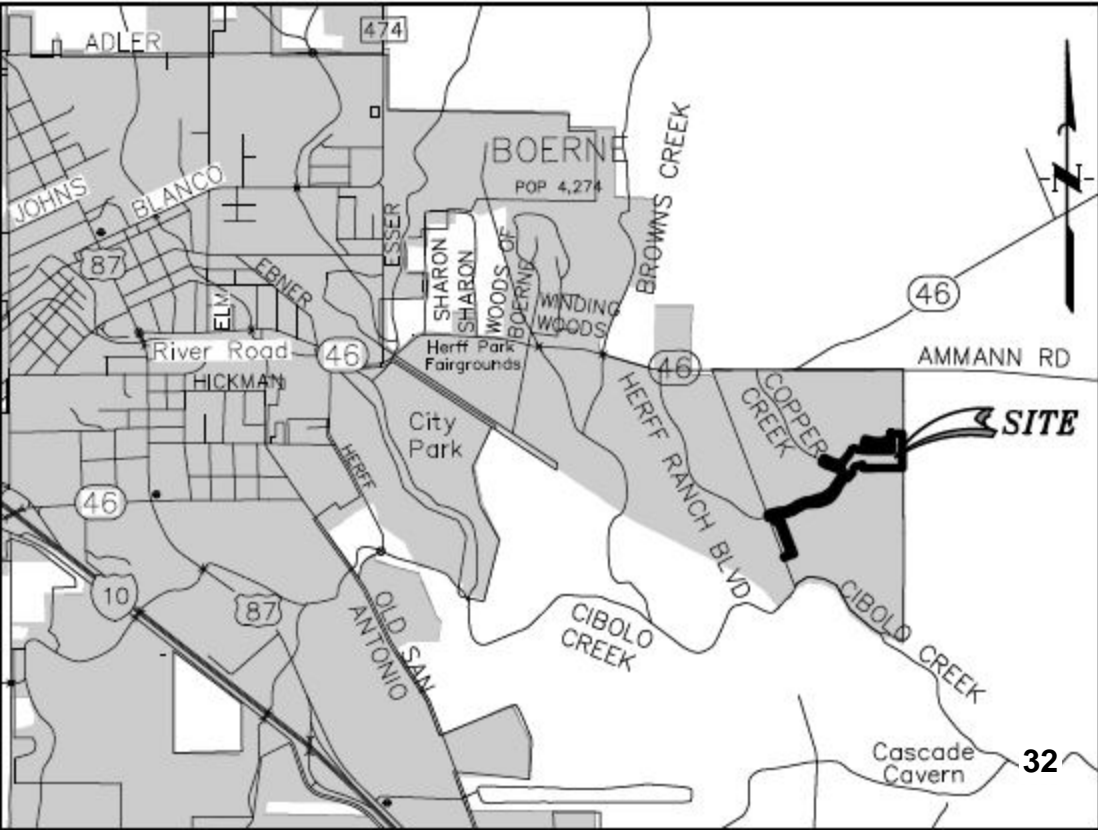
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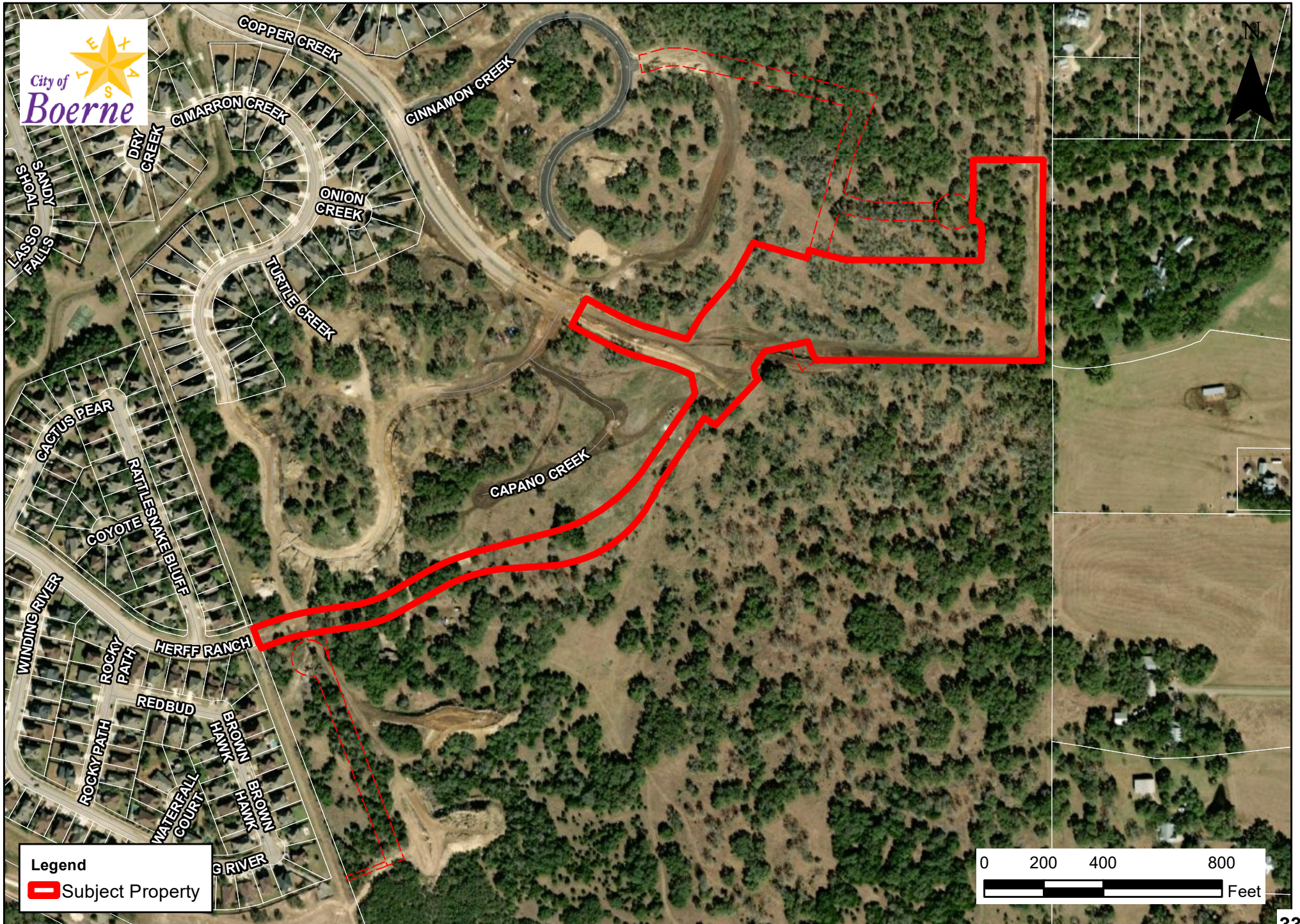
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	JGM	8/18/2021	068711500	2 OF 2

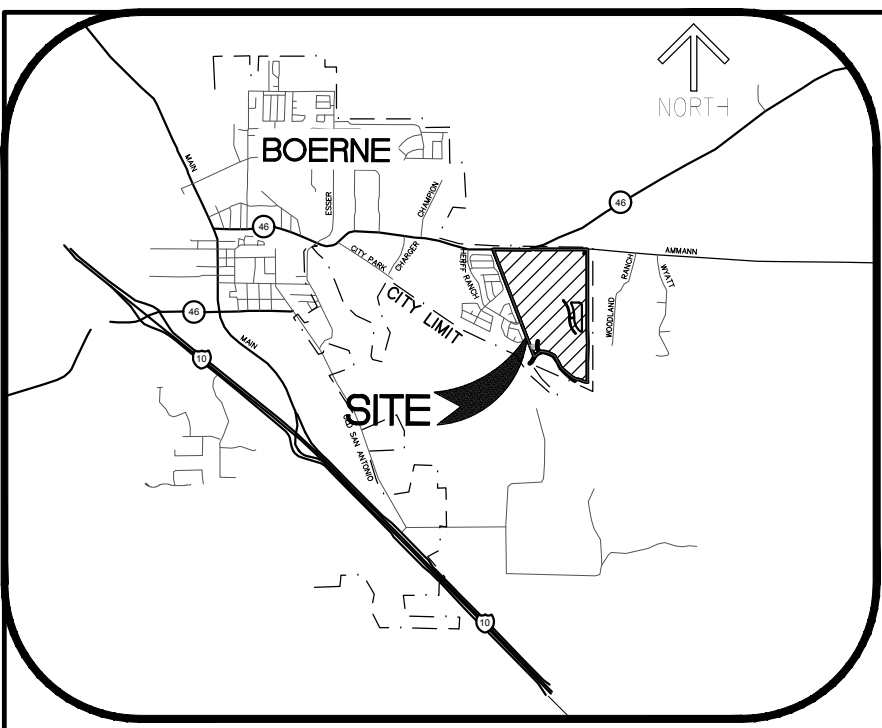
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<b>Agenda Date</b>	<i>August 30, 2021</i>			
<b>Requested Action</b>	CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 2A, 19.428 ACRES, 29 RESIDENTIAL LOTS, 6 OPEN SPACE LOT, 4.51 ACRES OF PUBLIC RIGHT-OF-WAY AND 2.65 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED AT HERFF RANCH BOULEVARD AND COPPER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.			
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department			
<b>Background Information</b>	<p>This is the preliminary plat Ranches at Creekside Unit 2A. The Preliminary Plat consists of 29 residential lots, 6 open space lot, 4.51 acres of public right-of-way and 2.65 acres of private right-of-way, on 19.428 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Community Plan was originally approved in 2013 and revised in 2019. The preliminary plat is in conformance with both the Comprehensive Plan and the Master Community Plan.</p> <p>The plat meets all the requirements of the subdivision ordinance in effect at the time the plat application was deemed administratively complete.</p>			
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan            Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </td> </tr> </table>		<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
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<b>Financial Considerations</b>				

<b>Citizen Input/Board Review</b>	Approved Master Development Plan
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps and plat.

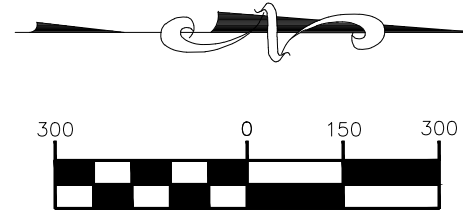


# Aerial Map Ranches at Creekside Unit 2A





LOCATION MAP  
N.T.S.



LEGEND

- 80' SINGLE FAMILY RESIDENTIAL LOT
- 65' SINGLE FAMILY RESIDENTIAL LOT
- 55' SINGLE FAMILY RESIDENTIAL LOT
- PARK TRAIL/OPEN SPACE/UTILITY EASEMENT
- APPROVED PRIVATE STREET/PUBLIC ROW
- PROPOSED PRIVATE STREET/PUBLIC ROW

LAND USE DENSITY TABLE					
UNIT	LAND USE	GROSS Ac.	DWELLINGS	OPEN SPACE/PARK AREA	DU/Ac.
UNIT-1A (1)	SINGLE FAMILY	54.62	114	8.91	2.09
UNIT-1B (2)	SINGLE FAMILY	7.33	25	0.08	3.41
UNIT-2	SINGLE FAMILY	54.04	175	6.25	3.26
UNIT-3A (3)	SINGLE FAMILY	16.97	45	2.69	2.65
UNIT-3B	SINGLE FAMILY	12.34	43	1.38	3.48
UNIT-4A (4)	SINGLE FAMILY	16.41	56	0.86	3.41
UNIT-4B (5)	SINGLE FAMILY	12.34	43	0.70	3.48
UNIT-4C	PARK	3.34	---	3.34	---
UNIT-5	SINGLE FAMILY	22.91	69	3.07	3.01
UNIT-6	SINGLE FAMILY	27.41	92	2.62	3.58
UNIT-7	SINGLE FAMILY	41.31	120	6.59	2.90
UNIT-8	SINGLE FAMILY	37.87	91	5.51	2.48
TOTAL		306.89	873	42.00	2.89

CHAIRMAN OF PLANNING AND ZONING COMMISSION

SECRETARY OF PLANNING AND ZONING COMMISSION

RANCHES AT CREEKSIDE  
MASTER COMMUNITY PLAN

CHESTER PFEIFFER AND WIFE EVA MAE PFEIFFER  
419.190 ACRE TRACT  
VOLUME 99 PAGES 743-746  
DEED RECORDS

THE FRIENDS OF THE CIBOLO WILDERNESS  
27 ACRE TRACT  
VOLUME 902 PAGES 473-477  
OFFICIAL RECORDS

LOT B  
WOODLAND RANCH ESTATES  
VOLUME 2 PAGES 123-125  
PLAT RECORDS

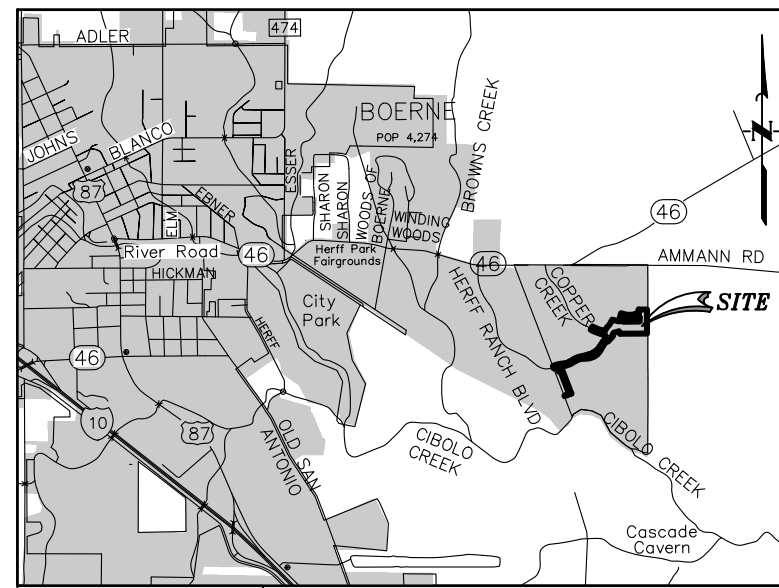
LOT A-2  
PLAT REVISION OF  
WOODLAND RANCH ESTATES  
VOLUME 3 PAGES 67  
PLAT RECORDS

LOT A-1  
PLAT REVISION OF  
WOODLAND RANCH ESTATES  
VOLUME 3 PAGES 67  
PLAT RECORDS

GARY J. GALBREATH AND  
WIFE BRENDA GALBREATH  
13.685 ACRE TRACT  
VOLUME 347 PAGES 85-88  
OFFICIAL RECORDS

LOT 3A  
AMENDING PLAT OF  
WOODLAND RANCH ESTATES  
VOLUME 6 PAGES 3  
PLAT RECORDS

DAVID POESKE AND WIFE KARYN K. POESKE  
7.8 ACRE TRACT  
VOLUME 1218 PAGES 581-585  
OFFICIAL RECORDS



ABBREVIATIONS	
AAA-BB-CC	--- VOL AAA, PG BB-CC KENDALL COUNTY DEED & PLAT RECORDS
DOCH 349856	- DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
OPR	--- KENDALL COUNTY OFFICIAL PUBLIC RECORDS
DPR	--- KENDALL COUNTY DEED AND PLAT RECORDS
BSL	--- BUILDING SETBACK LINE
ESMT	--- EASEMENT
DE	--- DRAINAGE EASEMENT
CL	--- CENTER LINE
Ac.	--- ACRE
VOL	--- VOLUME
PG.	--- PAGE
XXXX	--- LOT ACREAGE
	--- HERITAGE TREE
	--- STEEP SLOPE AREA

**SETBACKS IN 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 A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

**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.

**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.

**SIDEWALK NOTES:**  
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.

**IMPACT FEE ASSESSMENT:**  
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:**  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCH \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

**HERITAGE LEGACY TREE:**  
THERE ARE 50 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

**PRIVATE STREETS AND OPEN SPACE:**  
LOT 999, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS. LOT 901, BLOCK 8, LOT 901, BLOCK 10, LOT 901, BLOCK 11, AND LOTS 901 & 902, BLOCK 12 ARE DESIGNATED AS OPEN SPACE. LOT 901, BLOCK 8, AND LOT 901, BLOCK 11 ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

**THE RANCHES AT CREEKSIDE PROPERTY OWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE.**

**LOT AREA NOTE:**  
THE SMALLEST LOT IS LOT 902, BLOCK 10 WITH AN AREA OF 0.011 ACRES.

**ZONING NOTE:**  
LOTS 10-11, BLOCK 12, AND LOTS 1-6, BLOCK 13 ARE ZONED RE-1. THE REMAINING LOTS ARE ZONED R-2.

**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.

REGISTERED PUBLIC SURVEYOR  
SWORN TO AND SUBSCRIBED BEFORE ME THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE 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.

REGISTERED PROFESSIONAL ENGINEER  
SWORN TO AND SUBSCRIBED BEFORE ME THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## 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.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	707.00'	83.21'	83.16'	S 72°37'49" E	6°44'35"
C2	793.00'	186.96'	186.52'	S 69°14'50" E	13°30'29"
C3	897.00'	211.48'	210.99'	N 69°14'50" W	13°30'29"
C4	603.00'	126.04'	125.81'	N 70°00'48" W	11°58'34"
C5	565.00'	408.31'	399.48'	N 54°21'34" E	41°24'21"
C6	635.00'	165.35'	164.88'	N 67°36'10" E	14°55'10"
C7	365.00'	135.68'	134.90'	N 70°47'31" E	21°17'53"
C8	835.00'	180.55'	222.45'	N 75°14'48" E	12°23'21"
C9	763.00'	117.17'	134.94'	S 73°27'08" W	8°47'55"
C10	437.00'	162.44'	161.51'	S 70°47'31" W	21°17'53"
C11	563.00'	255.98'	253.78'	S 73°10'07" W	26°03'04"
C12	421.00'	450.75'	429.53'	S 55°31'18" W	61°20'41"
C13	230.00'	88.00'	87.46'	N 23°50'07" W	21°55'18"
C14	20.00'	4.42'	4.41'	N 83°22'23" E	12°38'59"
C15	25.00'	39.43'	35.47'	N 45°07'03" W	90°22'09"
C16	803.00'	189.31'	188.88'	N 69°14'50" W	13°30'29"
C17	850.00'	200.40'	199.93'	S 69°14'50" E	13°30'29"
C18	697.00'	161.75'	161.39'	N 69°21'11" W	13°17'47"
C19	650.00'	327.21'	323.77'	S 61°34'48" E	28°50'34"
C20	697.00'	34.34'	34.34'	N 48°34'12" W	2°49'23"
C21	697.00'	154.78'	154.46'	S 56°20'36" E	12°43'24"
C22	707.00'	54.63'	54.61'	S 49°22'19" E	4°25'37"
C23	707.00'	100.66'	100.57'	S 65°10'46" E	8°09'26"
C24	25.00'	36.49'	33.34'	S 75°28'33" W	83°38'20"
C25	25.00'	36.49'	33.34'	N 08°09'45" W	83°38'17"
C26	37.00'	17.28'	17.13'	N 47°02'14" E	26°45'42"
C27	150.00'	161.67'	153.96'	N 64°31'59" E	61°45'12"
C28	160.00'	172.45'	164.22'	S 64°31'59" W	61°45'12"
C29	20.00'	44.17'	35.72'	S 56°19'00" E	126°31'49"
C30	230.00'	79.57'	79.18'	S 02°57'47" E	19°49'23"
C31	200.00'	98.73'	97.73'	S 01°16'04" W	28°17'03"
C32	170.00'	70.45'	69.95'	N 01°00'07" W	23°44'41"
C33	20.00'	29.51'	26.90'	N 53°08'24" E	84°32'22"
C34	20.00'	27.93'	25.71'	S 55°24'35" W	80°00'00"
C35	20.00'	36.19'	31.45'	N 36°25'59" W	103°41'08"
C36	170.00'	6.01'	6.01'	N 89°17'20" W	2°01'34"
C37	200.00'	19.94'	19.93'	S 87°26'46" E	5°42'43"
C38	230.00'	22.93'	22.92'	S 87°26'46" E	5°42'43"
C39	25.00'	39.11'	35.24'	S 44°52'57" W	89°37'51"
C40	20.00'	14.45'	14.14'	S 69°35'50" E	41°24'35"
C41	55.00'	86.04'	77.53'	N 44°52'57" E	89°37'51"
C42	60.00'	180.59'	119.74'	N 44°52'57" E	172°27'00"
C43	20.00'	14.45'	14.14'	N 20°38'15" W	41°24'35"
C44	20.00'	14.45'	14.14'	N 20°46'19" E	41°24'35"
C45	55.00'	86.75'	78.03'	N 45°07'03" W	90°22'09"
C46	60.00'	181.36'	119.79'	N 45°07'03" W	173°11'18"
C47	20.00'	10.04'	9.93'	S 62°40'06" W	28°45'35"
C48	20.00'	26.36'	24.49'	S 58°42'32" E	75°31'21"
C49	60.00'	188.44'	120.00'	S 06°29'40" E	179°57'03"
C50	60.00'	79.14'	73.52'	N 58°44'00" W	75°34'17"
C51	763.00'	47.81'	55.10'	S 79°38'46" W	3°35'25"
C52	603.00'	11.63'	11.63'	S 47°42'39" E	1°06'17"
C53	380.00'	58.41'	58.35'	S 29°15'10" W	8°48'25"
C54	601.00'	434.33'	424.94'	N 54°21'34" E	41°24'22"
C55	599.00'	155.98'	155.54'	N 67°36'10" E	14°55'10"
C56	401.00'	149.06'	148.20'	N 70°47'31" E	21°17'53"
C57	799.00'	172.77'	172.43'	N 75°14'48" E	12°23'20"
C58	170.00'	65.04'	64.65'	N 23°50'07" W	21°55'18"
C59	20.00'	17.91'	17.32'	N 64°38'35" W	51°19'04"
C60	20.00'	17.91'	17.32'	N 64°02'21" E	51°19'04"
C61	60.00'	116.57'	99.08'	S 85°57'39" E	111°19'04"
C62	603.00'	347.69'	342.89'	N 58°32'39" E	33°02'11"
C63	60.00'	62.83'	60.00'	S 00°18'07" E	60°00'00"
C64	383.00'	398.75'	380.99'	S 56°22'05" W	59°39'08"
C65	60.00'	116.57'	99.08'	S 85°21'25" W	111°19'04"
C66	530.00'	145.34'	144.88'	S 82°26'46" E	15°42'43"
C67	470.00'	128.88'	128.48'	S 82°26'46" E	15°42'43"
C68	20.00'	31.42'	28.28'	N 60°24'35" E	90°00'00"
C69	20.00'	31.42'	28.28'	N 29°35'25" W	90°00'00"
C70	1070.00'	98.09'	98.05'	N 18°02'09" E	51°5'08"

## 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 SHALL MAKE COMMERCIALY 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.

## GENERAL NOTES:

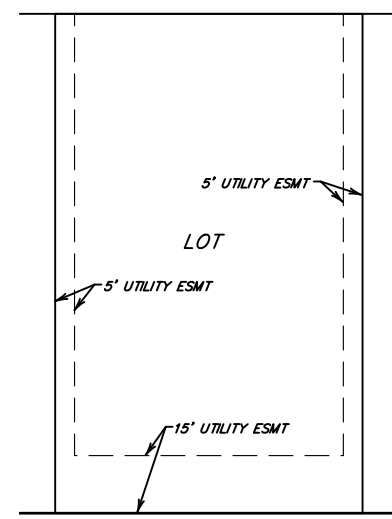
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C71	1130.00'	103.59'	103.55'	S 18°02'09" W	5°15'08"
C72	20.00'	33.64'	29.81'	S 27°31'32" E	96°22'30"
C73	1530.00'	70.62'	70.61'	N 77°02'07" W	2°38'41"
C74	1470.00'	67.85'	67.84'	S 77°02'07" E	2°38'41"
C75	230.00'	125.19'	123.65'	S 86°02'59" W	31°11'08"
C76	170.00'	92.53'	91.39'	N 86°02'59" E	31°11'08"
C77	320.00'	45.84'	45.80'	S 74°33'40" W	8°12'30"
C78	380.00'	57.36'	57.31'	N 74°46'54" E	8°38'57"

TREE LIST		TREE LIST	
POINT #	DESCRIPTION	POINT #	DESCRIPTION
970	OAK 107 DT - DH	6147	OAK 75 DT - DH
6029	OAK 75	6148	OAK 110 DT - DH
6030	OAK 75	6149	OAK 116 DT - DH
6031	OAK 94	6150	OAK 75
6032	OAK 85	6151	OAK 163
6033	OAK 82	6152	OAK 75
6034	OAK 75	6153	OAK 75 DT - DH
6036	OAK 82	6154	OAK 79 DT - DH
6037	OAK 75	6155	OAK 82 DT - DH
6038	OAK 101	6156	OAK 75
6043	OAK 79	6157	OAK 75
6078	6078	6158	OAK 75
6079	OAK 110 DT	6159	OAK 75
6080	OAK 82 DT - DH	6160	OAK 85
6088	OAK 75	6161	OAK 119
6089	OAK 85	6162	OAK 85 DT - DH
6090	OAK 75	6165	OAK 79 DT - DH
6091	OAK 91	6102	OAK 85 DT
6092	OAK 88	6177	OAK 91
6093	OAK 75	6179	OAK 88
6094	OAK 75	6169	OAK 135
6095	OAK 75	6190	OAK 82
6140	OAK 91 - DH	6193	OAK 82
6141	OAK 97 - DH	6140	OAK 85
6142	OAK 85 - DH	6141	OAK 85
		6142	OAK 85

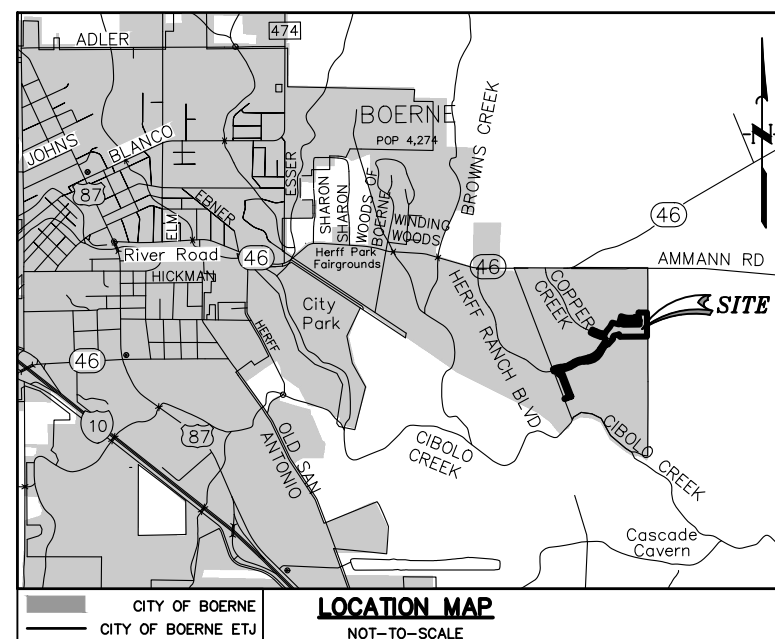
\* DT: DOUBLE TRUNK  
\* DH: DECLINING HEALTH

**BLOCK SIZES:**  
BLOCK 8 PERIMETER = 140 FT  
BLOCK 9 PERIMETER = 921 FT  
BLOCK 12 PERIMETER = 618 FT  
BLOCK 13 PERIMETER = 352 FT



TYPICAL LOT EASEMENTS  
NTS

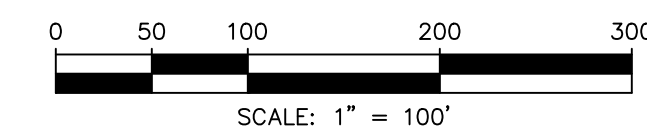
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°24'35" E	28.36'
L2	S 89°41'53" W	7.62'
L3	S 00°12'27" W	5.04'
L4	N 34°47'46" W	4.00'
L5	S 33°39'23" W	64.38'
L6	S 07°45'57" E	29.99'
L7	S 47°46'35" E	15.57'
L8	N 56°20'36" W	44.16'
L9	S 69°03'08" W	44.94'
L10	N 69°03'21" E	44.94'
L11	N 11°20'37" W	64.50'
L12	S 84°35'25" E	22.77'
L13	S 84°35'25" E	7.57'
L14	N 34°47'46" W	4.00'
L15	S 84°35'25" E	74.75'
L16	S 45°07'03" E	8.44'
L17	N 44°52'57" E	8.85'
L18	S 89°41'53" W	7.62'
L19	N 77°07'32" E	60.00'
L20	S 55°42'58" W	8



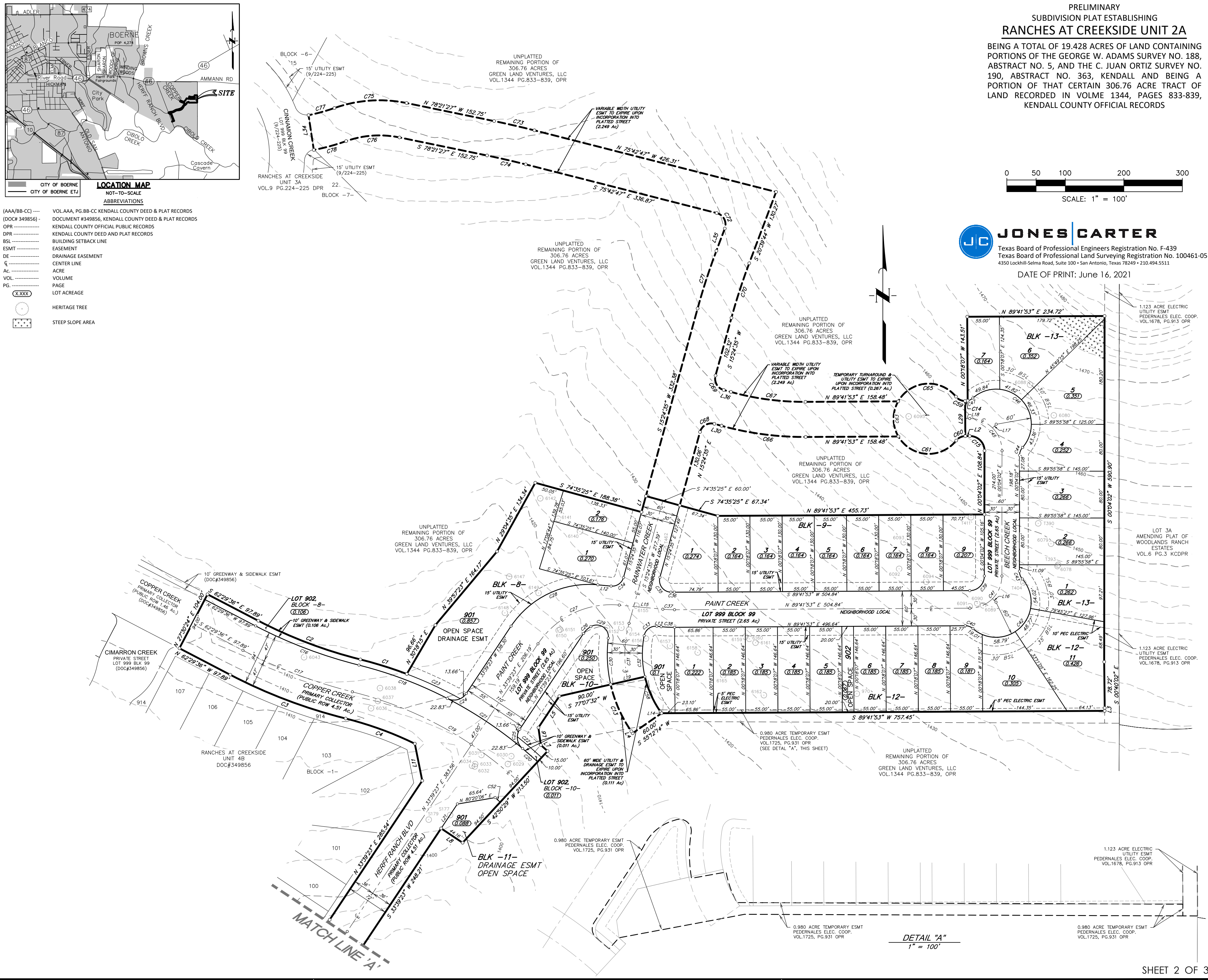
- NOT-TO-SCALE ABBREVIATIONS**
- (AAA/BB-CC) --- VOL AAA, PG BB-CC KENDALL COUNTY DEED & PLAT RECORDS
  - (DOC# 349856) - DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
  - OPR --- KENDALL COUNTY OFFICIAL PUBLIC RECORDS
  - DPR --- KENDALL COUNTY DEED AND PLAT RECORDS
  - BSL --- BUILDING SETBACK LINE
  - ESMT --- EASEMENT
  - DE --- DRAINAGE EASEMENT
  - CL --- CENTER LINE
  - Ac. --- ACRE
  - VOL. --- VOLUME
  - PG. --- PAGE
  - (XXX) --- LOT ACREAGE
  - (---) --- HERITAGE TREE
  - (---) --- STEEP SLOPE AREA


PRELIMINARY  
SUBDIVISION PLAT ESTABLISHING  
**RANCHES AT CREEKSIDE UNIT 2A**

BEING A TOTAL OF 19.428 ACRES OF LAND CONTAINING PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL AND BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND RECORDED IN VOLUME 1344, PAGES 833-839, KENDALL COUNTY OFFICIAL RECORDS






**JONES CARTER**  
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DATE OF PRINT: June 16, 2021



 CITY OF BOERNE  
 CITY OF BOERNE ETJ

(AAA/BB-CC)-----	VOL AAA, PG BB-CC KENDALL COUNTY DEED & PLAT RECORDS
(DOCC# 349856)-----	DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
OPR -----	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
OPR -----	KENDALL COUNTY DEED AND PLAT RECORDS
BSL -----	BUILDING SETBACK LINE
EMST -----	EASEMENT
DE -----	DRAINAGE EASEMENT
Q -----	CENTER LINE
AC -----	ACRE
VOL -----	VOLUME
PG -----	PAGE

 LOT ACREAGE  
 HERITAGE TREE  
 STEEP SLOPE AREA

TRAILS OF HERFF  
RANCH UNIT 6  
VOL.6 PG.343-346,  
DPR

HERFF K  
PRIMARY COLLEGE  
(PUBLIC ROW.)  
VOL. 6 PG. 343-346 DPR

65' UTILITY & DRAINAGE ESMT (0.421 Ac)  
VOL.9 PG.253-254, DPR

TRAILS OF HERFF RANCH  
UNIT 7  
VOL.6 PG.394-395, DPR

DATE: 10-6-94  
PAGE: 394

12

14

TRAILS OF HERFF RANCH  
UNIT 7

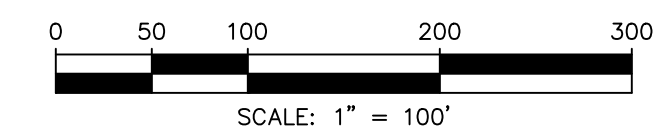
VOL.6 PG.394-395, DPR

20' UTILITY ESMT  
VOL.6, PG.394 DPR

UTILITY B  
VOL. 6, PG. 394TRAILS  
UN  
VOL.5 P

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PRELIMINARY  
SUBDIVISION PLAT ESTABLISHING  
**RANCHES AT CREEKSIDE UNIT 2A**  
BEING A TOTAL OF 19.428 ACRES OF LAND CONTAINING  
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