



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Commissioners Court Meeting Minutes
DEPARTMENT & PERSON MAKING REQUEST	County Clerk's Office Sally Peters, Deputy Clerk/Administrative Assistant
PHONE # OR EXTENSION #	830-249-9343, ext. 212
TIME NEEDED FOR PRESENTATION	1 minute
WORDING OF AGENDA ITEM	Consideration and action on approval of the Minutes for February 8, 2021.
REASON FOR AGENDA ITEM	To approve the Minutes from the previous Commissioners Court meetings.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Service awards February 2021
DEPARTMENT & PERSON MAKING REQUEST	Sheryl D'Spain Treasurer
PHONE # OR EXTENSION #	830-249-9343 ext 220
TIME NEEDED FOR PRESENTATION	3 Minutes
WORDING OF AGENDA ITEM	Robert Olsen Road & Bridge 20 Years
REASON FOR AGENDA ITEM	Recognize County employees for their service to the county
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Accounts Payable Claims
DEPARTMENT & PERSON MAKING REQUEST	Auditor's Office Corinna Speer, County Auditor
PHONE # OR EXTENSION #	830-249-9343 Ext. 240
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of accounts payable claims for purchases, services and vendors.
REASON FOR AGENDA ITEM	To pay current accounts payable claims.
IS THERE DOCUMENTATION	Yes Financial Transparency Link / County Auditor Web Page
WHO WILL THIS AFFECT?	Departments that have AP claims
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Monthly Reports - Fee Offices
DEPARTMENT & PERSON MAKING REQUEST	County Auditor's Office Corinna Speer, Auditor
PHONE # OR EXTENSION #	830-249-9343 Ext. 240
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the Fees of Office Report for January 2021.
REASON FOR AGENDA ITEM	To approve monthly reports from fee offices as required by law. To approve monthly reports from departments which collect money for services.
WHO WILL THIS AFFECT?	Departments who submit a monthly report to the County Auditor's Office.
ADDITIONAL INFORMATION	None

FEES OF OFFICE REPORT FY'21

[illegible]



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Burn Ban
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Jeffery Fincke, Fire Marshal
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on the burn ban (Authority Section 352.081, Local Government Code)
REASON FOR AGENDA ITEM	To determine whether or not there is a need for a ban on burning
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	Judge Lux lifted the BURN BAN February 19, 2021 at 3:00 p.m. To keep the BURN BAN <u>off</u> , it needs to be lifted by Order of Commissioners Court on Monday, February 22, 2021.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	COVID-19 Coronavirus Update
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Jeffery Fincke, EMC
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Update on Coronavirus COVID-19 for Kendall County.
REASON FOR AGENDA ITEM	To give any new information to the public concerning the Coronavirus COVID-19.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Theda Sueltenfuss memorial bench
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Robin Stauber, KCHC Chair
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the Kendall County Historical Commission's request to place a bench on the Courthouse campus grounds to honor the memory of Theda Sueltenfuss for her leadership and service to Kendall County in preserving its history.
REASON FOR AGENDA ITEM	The bench would be a 6-foot metal park bench in bronze color with an attached plaque bearing Theda's name along with a memorial statement. The Kendall County Historical Commission would pay for the bench.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None





KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Request for Relief - George's Ranch
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext 252
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on a request for relief for George's Ranch from various items of the Kendall County Development Rules and Regulations.
REASON FOR AGENDA ITEM	Request for Relief - George's Ranch
WHO WILL THIS AFFECT?	Pct # 2
ADDITIONAL INFORMATION	None

REQUEST FOR RELIEF (Variance)

From the Kendall County (KC) Development Rules and Regulations (Section 106)

1. Date 01/07/2021
2. Location of Property: South of the intersection of Chapman Road and Hwy. 46
3. Name of Development (If Applicable): George's Ranch Subdivision
4. Property Owner/Developer Name: Lookout Kendall Ranch, L.P.
5. **Relief Requested** (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations:

- A. A request for relief from the requirements of Section 205.1000 and 205.1200 of the Kendall County Rules and Regulations requiring the owner of a tract of land to execute a performance bond or other acceptable form of performance guarantee before subdividing the tract and that the performance guarantee list the County Judge as sole beneficiary of the guarantee. As this proposed subdivision will be located within Kendall County Water Control and Improvement District #4 (WCID 4) all infrastructure constructed by the District or by any person or entity on behalf or in the name of the District must be publicly bid and the proposed site contractor for any infrastructure constructed within the subdivision must provide performance, payment and warranty bonds for the proposed work as required by the Texas Commission on Environmental Quality (TCEQ) rules for water control and improvement districts. In an effort to prevent the development from posting fiscal bonds twice for the same infrastructure (to WCID 4 as required by TCEQ and also to Kendall County as required by Kendall County regulations) we propose to add the Kendall County Judge as a co-beneficiary to these performance, payment and warranty bonds.
- B. A request for relief from the requirements of Section 300.1100.9 of the Kendall County Rules and Regulations requiring lot sizes (outside of the Flood Plain) to be a minimum of 1.0 acres when a public water system and On-site Sewage Facilities are proposed. Approximately 227 acres of the proposed project is located within the FEMA regulatory floodplain limits (approximately 20% of the gross land area). The developer envisions a native 1-acre custom home setting and desires to maintain the natural aesthetics of the land. Strictly complying with this provision of the Kendall County Rules and Regulations would require significant channelization and clearing of the regulatory floodplain in order to meet the developer's proposed goals for the project. We propose to provide each lot with a minimum of 1-acre gross land area that will have at least 0.50 acres of land located outside of the floodplain. TCEQ Chapter 285.4(a)(1)(A) states that residential lots served by a public water system can be served by OSSF with ½ acre. Granting this request for relief will additionally allow for the natural aesthetic of this land to be better maintained as the project is developed and provide for natural wildlife corridors. If this request, which is in line with TCEQ guidelines, is not granted, significant channelization of the 227 acres of floodplain will be required as permitted by Kendall County and FEMA rules. The resulting channelization of the 227 acres will require mass clearing of many "legacy" hardwood trees and other vegetation that currently thrives along the existing wet weather drainages. This channelization effort will significantly alter the developer's vision and the character of the historical ranch we hope to preserve.
- C. A request for relief from the requirements of Section 300.1100.9 of the Kendall County Rules and Regulations requiring minimum road frontage of 150 feet when a public water system and On-site Sewage Facilities are proposed. Based on the curvilinear nature of the proposed road system and proposed homes sizes to be constructed within the project, we feel the allowance of a minimum lot frontage of 130 feet would not be detrimental to public safety, health, or welfare and would not result in the densification of the subdivision. Furthermore, the request will not have an adverse impact on a previous request for relief granted to the proposed project on January 9, 2017 in the Kendall County Commissioner's Court allowing a maximum density

of 1.00 lots per acre or 1,143 potential residential lots. The master development plan submitted in conjunction with this request for relief specifies a final lot count of only 850 lot with a density of 0.74 lots per acre, well under the maximum allowed lot density for the project.

- D. A request for relief from the requirements of Section 400.1600 of the Kendall County Rules and Regulations requiring a minimum length of road for a cul-de-sac to be 250 feet measuring from the beginning of road or point of intersection with another road to the beginning of the turnaround. We feel the allowance of shorter cul-de-sac streets would not have an adverse impact on public safety, health, or welfare nor compromise the integrity or the general intent of the Kendall County Rules and Regulations and that the 250' minimum cul-de-sac requirement is a product of a minimum lot frontage required for some subdivisions within Kendall County but not applicable to this subdivision or its minimum lot frontage requirements.

6. Reason(s) for Requesting Relief: (Please refer to Section 106, Relief by County Commissioners Court in answering these questions)

- a. What special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of these regulations would deprive you of the reasonable use of this land.

The site contains a substantial amount of regulatory floodplain (+/- 20% of the gross land area).

- b. Why is relief necessary for the preservation and enjoyment of a substantial property right of yours?

Granting relief from these requirements will allow the property to be developed with a more natural aesthetic without substantial floodplain channelization and clearing of legacy oaks.

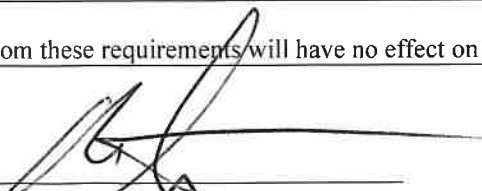
Reduction in minimum frontage requirements will allow for more flexibility in the land plan without impacting the density of the project.

- c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please explain.

Granting relief from these requirements will not have a negative impact on public safety, health or welfare. Providing 0.50 acres outside of the floodplain for each lot is in line with state requirements (TCEQ) and a licensed professional sanitarian was retained to perform a soil analysis of the project to confirm the soils conditions will support this request.

- d. Will the granting of relief not have the effect of preventing the orderly subdivision of other land in the area? Please explain.

There will be no impact to the orderly subdivision of other land in the area as granting relief from these requirements will have no effect on drainage, traffic or other considerations.



Signature

Michael Siefert, P.E.
Printed Name

~~XXXXXXXXXX~~

Phone Number

01/07/2021
Date



THE LOOKOUT GROUP

1789 S. Bagdad Road, Suite 104
Leander, Texas 78641
Tel: 512.690.4322
thelookoutgroup.com

February 19, 2021

Mr. Richard Elkins
Kendall County Precinct 2 Commissioner
201 E. San Antonio Ave., Suite 311
Boerne, TX 78006

Re: George's Ranch Request for Relief

Dear Mr. Elkins,

On behalf of the Lookout Kendall Ranch, L.P., we would like to formally submit a request for relief of the below described requirements of the Kendall County Rules and Regulations adopted and effective November 8, 2010. The items included in the request for relief are being submitted in conjunction with the submittal of a master development plan for the proposed +/-1,142.5 acre George's Ranch subdivision. George's Ranch is planned as the low-density, custom home estate community "Big Sister" project to our other successful Kendall County Community, Esperanza. George's Ranch will be targeted to custom home buyers who desire grand, estate living in a low-density setting. As the original home of the county's namesake, George Wilkins Kendall, we are taking every opportunity to pay homage to his life and his "footprints" left on the ranch.

We feel the items included in the request for relief do not adversely impact the safety, health, or welfare of the subject property or surrounding adjacent properties and believe these requests for relief items do not compromise the integrity or general intent of the Kendall County Rules and Regulations. The items included in the request for relief are as follows:

1. A request for relief from the requirements of Section 205.1000 and 205.1200 of the Kendall County Rules and Regulations requiring the owner of a tract of land to execute a performance bond or other acceptable form of performance guarantee before subdividing the tract and that the performance guarantee list the County Judge as sole beneficiary of the guarantee. As this proposed subdivision will be located within Kendall County Water Control and Improvement District #4 (WCID 4) all infrastructure constructed by the District or by any person or entity on behalf or in the name of the District must be publicly bid and the proposed site contractor for any infrastructure constructed within the subdivision must provide performance, payment and warranty bonds for the proposed work as required by the Texas Commission on Environmental Quality (TCEQ) rules for water control and improvement districts. In an effort to prevent the development from posting fiscal bonds twice for the same infrastructure (to WCID 4 as required by TCEQ and also to Kendall County as required by Kendall County regulations) we propose to add the Kendall County Judge as a co-beneficiary to these performance, payment and warranty bonds.
2. A request for relief from the requirements of Section 300.1100.9 of the Kendall County Rules and Regulations requiring lot sizes (outside of the Flood Plain) to be a minimum of 1.0 acres when a public



THE LOOKOUT GROUP

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water system and On-site Sewage Facilities are proposed. Approximately 227 acres of the proposed project is located within the FEMA regulatory floodplain limits (approximately 20% of the gross land area). The developer envisions a native 1-acre custom home setting and desires to maintain the natural aesthetics of the land. Strictly complying with this provision of the Kendall County Rules and Regulations would require significant channelization and clearing of the regulatory floodplain in order to meet the developer's proposed goals for the project. We propose to provide each lot with a minimum of 1-acre gross land area that will have at least 0.50 acres of land located outside of the floodplain. TCEQ Chapter 285.4(a)(1)(A) states that residential lots served by a public water system can be served by OSSF with ½ acre. Granting this request for relief will additionally allow for the natural aesthetic of this land to be better maintained as the project is developed and provide for natural wildlife corridors. If this request, which is in line with TCEQ guidelines, is not granted, significant channelization of the 227 acres of floodplain will be required as permitted by Kendall County and FEMA rules. The resulting channelization of the 227 acres will require mass clearing of many "legacy" hardwood trees and other vegetation that currently thrives along the existing wet weather drainages. This channelization effort will significantly alter the developer's vision and the character of the historical ranch we hope to preserve. A note will be placed on all final plats and in the recorded covenants and restrictions prohibiting the construction of structures (i.e. buildings, pools, non-conforming fences, etc) in the floodplain.

3. A request for relief from the requirements of Section 300.1100.9 of the Kendall County Rules and Regulations requiring minimum road frontage of 150 feet when a public water system and On-site Sewage Facilities are proposed. Based on the curvilinear nature of the proposed road system and proposed homes sizes to be constructed within the project, we feel the allowance of a minimum lot frontage of 130 feet would not be detrimental to public safety, health, or welfare and would not result in the densification of the subdivision. Furthermore, the request will not have an adverse impact on a previous request for relief granted to the proposed project on January 9, 2017 in the Kendall County Commissioner's Court allowing a maximum density of 1.00 lots per acre or 1,143 potential residential lots. The master development plan submitted in conjunction with this request for relief specifies a final lot count of only 850 lot with a density of 0.74 lots per acre, well under the maximum allowed lot density for the project.
4. A request for relief from the requirements of Section 400.1600 of the Kendall County Rules and Regulations requiring a minimum length of road for a cul-de-sac to be 250 feet measuring from the beginning of road or point of intersection with another road to the beginning of the turnaround. We feel the allowance of shorter cul-de-sac streets would not have an adverse impact on public safety, health, or welfare nor compromise the integrity or the general intent of the Kendall County Rules and Regulations and that the 250' minimum cul-de-sac requirement is a product of a minimum lot frontage required for some subdivisions within Kendall County but not applicable to this subdivision or its minimum lot frontage requirements.

Please feel free to review this formal request for relief of specific requirements of the Kendall County Rules and Regulations with the Kendall County Commissioners Court and contact us should you have any questions or require any additional information. You can learn more about our company at www.thelookoutgroup.com.

Best Regards,

Michael Siefert, P.E.

President

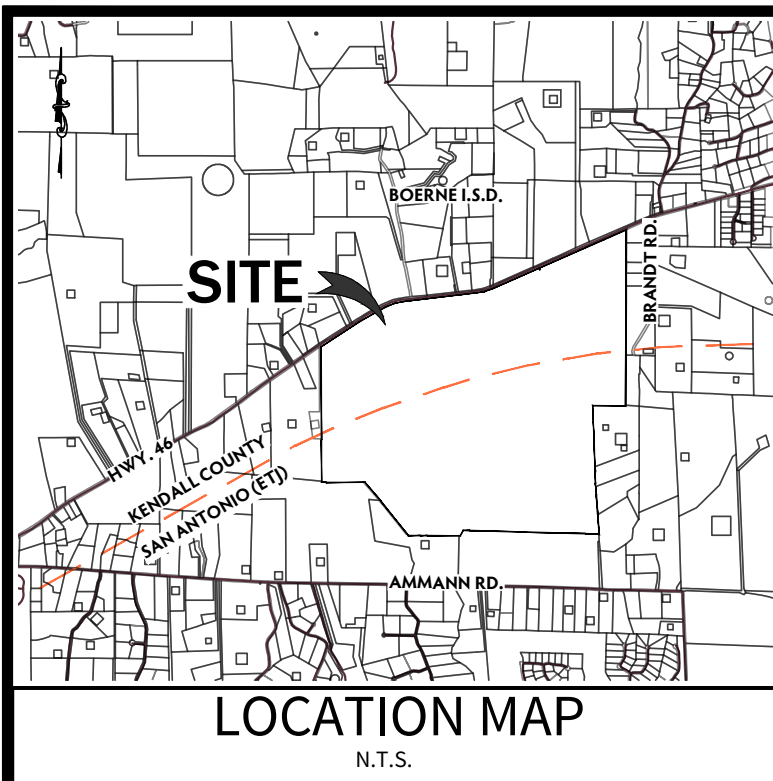
The Lookout Development Group

On behalf of Lookout Kendall Ranch, LP



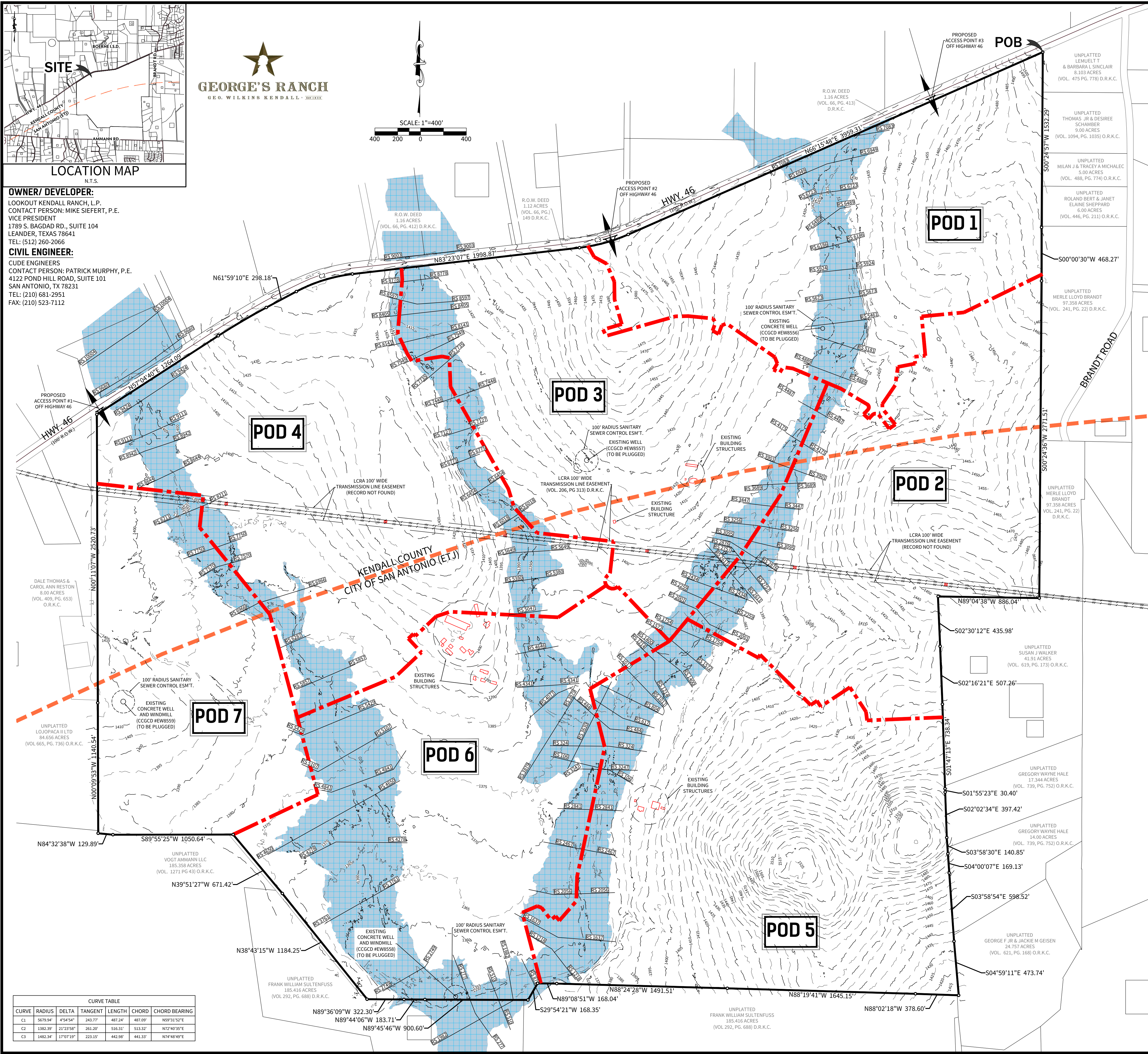
KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Masterplan - George's Ranch
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext 252
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on approving a masterplan for George's Ranch in accordance with section 202 of the Kendall County Development Rules and Regulations.
REASON FOR AGENDA ITEM	Masterplan - George's Ranch
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	Pct # 2
ADDITIONAL INFORMATION	None



OWNER/ DEVELOPER:
LOOKOUT KENDALL RANCH, L.P.
CONTACT PERSON: MIKE SIEFERT, P.E.
VICE PRESIDENT
1789 S. BAGDAD RD., SUITE 104
LEANDER, TEXAS 78641
TEL: (512) 260-2066

CIVIL ENGINEER:
CUDE ENGINEERS
CONTACT PERSON: PATRICK MURPHY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



LEGEND	
	PROPERTY BOUNDARY
	POD BOUNDARY
	KENDALL COUNTY / COSA ETJ
	EXISTING ELECTRICAL TRANSMISSION LINE
	1% ANNUAL CHANCE (100 YEAR) STUDIED FLOODPLAIN (ATLAS 14 RAINFALL INTENSITIES)
	ACCESS POINT
RS	RIVER STATION
O.R.K.C.	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
D.R.K.C.	DEED RECORDS OF KENDALL COUNTY, TEXAS
I.S.D.	INDEPENDENT SCHOOL DISTRICT
DU	DWELLING UNIT
AC.	ACREAGE
POB	POINT OF BEGINNING
HWY	HIGHWAY
R.O.W.	RIGHT OF WAY

LAND USE AND DENSITY TABLE						
POD	LAND USE	GROSS Ac.	100 YEAR FLOODPLAIN Ac.	NET Ac.	LOTS	GROSS DU/AC. NET DU/AC.
1	SINGLE FAMILY RESIDENTIAL	145.787	20.156	125.631	111	0.761 0.884
2	SINGLE FAMILY RESIDENTIAL	153.162	12.198	140.964	131	0.855 0.929
3	SINGLE FAMILY RESIDENTIAL	158.212	22.329	135.883	130	0.822 0.957
4	SINGLE FAMILY RESIDENTIAL	199.218	36.047	163.171	136	0.683 0.833
5	SINGLE FAMILY RESIDENTIAL	203.853	29.312	174.541	168	0.824 0.963
6	SINGLE FAMILY RESIDENTIAL	179.901	71.141	108.760	86	0.478 0.791
7	SINGLE FAMILY RESIDENTIAL	102.368	8.065	94.303	88	0.860 0.933
TOTAL		1142.5	199.2	943.3	850	0.7 0.9

- NOTES:**
- THE ENTIRE MASTER DEVELOPMENT PLAN LIES WITHIN BOERNE INDEPENDENT SCHOOL DISTRICT.
 - POTABLE WATER SHALL BE PROVIDED BY THE CITY OF BOERNE.
 - THE PROPOSED METHOD OF DISPOSAL OF WASTEWATER FOR THE SUBDIVISION WILL BE HANDLED BY AN INDIVIDUAL ON-SITE SEPTIC SYSTEM FOR EACH LOT.
 - ELECTRICAL SERVICES WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC. TELEPHONE & CABLE TELEVISIONS WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC. AND SPECTRUM COMMUNICATIONS.
 - BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHES FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM NAD83 (93).
 - UNITS MAY BE DEVELOPED IN NON-SEQUENTIAL ORDER AS LONG AS KENDALL COUNTY SECONDARY ACCESS REQUIREMENTS ARE MET.
 - ALL INTERSECTIONS MUST COMPLY WITH SIGHT DISTANCE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) MANUAL.
 - THE DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.
 - PROJECT IS WITHIN THE BOUNDARIES OF KENDALL COUNTY WCID #4.
 - PLAN IS PREPARED PER KENDALL COUNTY'S DEVELOPMENT RULES AND REGULATIONS ADOPTED AND EFFECTIVE NOVEMBER 8, 2010 PER KENDALL COUNTY ORDER NO. 11-08-2010.
 - THE DEVELOPMENT IS SUBJECT TO REQUEST FOR RELIEF (VARIANCE) TO SECTION 300.1100.4 FOR LOT DENSITY (KENDALL COUNTY COMMISSIONERS COURT, JANUARY 23, 2017). DRILLING OF ANY WATER WELLS IN THE SUBDIVISION, CONVEYANCE OF ANY LOT IN THE SUBDIVISION OR THE OCCUPATION OF ANY BUILDING IN THE SUBDIVISION SHALL BE PROHIBITED UNTIL POTABLE WATER FROM AN OUT-OF-KENDALL COUNTY SOURCE IS AVAILABLE TO THE SUBDIVISION.

LEGAL DESCRIPTION:
1,142.501 acres of land (called 1,142.233 acres) being located in the Miguel Garcia Survey No. 213, Abstract No. 197, the Juan Ortiz Survey No. 190, Abstract No. 363, the A.M. Holbrook Survey No. 439, Abstract No. 263, The C. Volk Survey No. 115, Abstract No. 673 and the David Odem Survey No. 212, Abstract No. 371, Kendall County, Texas and being all of that certain called 151,629 acres of land conveyed to Lookout Kendall Ranch, L.P., as described in Volume 1577, Page 280 and all of that certain called 990.604 acres of land conveyed to Lookout Kendall Ranch, L.P., as described in Volume 1577, Page 296, Official Records of Kendall County, Texas, said 1,142.501 acres being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod with "MDS" cap located in the southeasterly right of way line of State Highway No. 46 (SH 46) and marking the most northerly corner of the said 990.604 acres;

THENCE, along the easterly line of the said 990.604 acres, the following courses:

South 00deg 24' 57" West, a distance of 1,532.29 feet, to a found 5/8 inch iron rod;
South 00deg 00' 30" West, a distance of 468.27 feet, to a found 5/8 inch iron rod;
South 00deg 24' 36" West, a distance of 2,771.51 feet, to a found 5/8 inch iron rod;
South 89deg 04' 38" West, a distance of 886.04 feet, to a found 1/2 inch iron rod with "MDS" cap;
South 02deg 30' 12" East, a distance of 435.98 feet, to a found 5/8 inch iron rod;
South 02deg 16' 21" East, a distance of 507.26 feet, to a found 5/8 inch iron rod;
South 01deg 47' 13" East, a distance of 738.34 feet, to a found 5/8 inch iron rod;
South 01deg 55' 23" East, a distance of 30.40 feet, to a found 1/2 inch iron rod;
South 02deg 02' 24" East, a distance of 397.42 feet, to a found 5/8 inch iron rod;
South 03deg 58' 30" East, a distance of 140.85 feet, to a found P.K. Nail in rock;
South 04deg 00' 07" East, a distance of 169.13 feet, to a found 1/2 inch iron rod with "Schwartz" cap;
South 03deg 58' 54" East, a distance of 598.52 feet, to a found 5/8 inch iron rod;
South 04deg 59' 11" East, a distance of 473.74 feet, to a found 60D Nail marking the southeasterly corner of the said 990.604 acres;

THENCE, along the southerly line of the said 990.604 acres, the following courses:

North 88deg 02' 18" West, a distance of 378.60 feet, to a found 1/2 inch iron rod with "MDS" cap;
North 88deg 19' 41" West, a distance of 1,645.15 feet, to a set 1/2 inch iron rod with "CUDE" cap;
North 88deg 24' 28" West, a distance of 1,491.51 feet, to a found 1/2 inch iron rod with "MDS" cap;
North 89deg 08' 51" West, a distance of 168.04 feet, to a found P.K. Nail with Washer;
South 29deg 54' 21" West, a distance of 168.35 feet, to a found P.K. Nail with Washer;
North 89deg 45' 46" West, a distance of 900.60 feet, to a found 1/2 inch iron rod with "PD" cap;
North 89deg 04' 06" West, a distance of 183.71 feet, to a found P.K. Nail with Washer;
North 89deg 36' 09" West, a distance of 322.30 feet, to a set 1/2 inch iron rod with "CUDE" cap;
North 38deg 43' 15" West, a distance of 1,184.25 feet, to a 31 inch Live Oak tree;
North 39deg 51' 27" West, a distance of 671.42 feet, to a found 1/2 inch iron rod with "MDS" cap;
South 89deg 55' 25" West, a distance of 1,050.64 feet, to a found 1/2 inch iron rod with "MDS" cap;
North 89deg 32' 38" West, a distance of 129.89 feet, to a found 1/2 inch iron rod marking the most westerly southwest corner of the said 990.604 acres;

THENCE, along the westerly line of the said 990.604 acres, the following courses:

North 00deg 09' 53" West, a distance of 1,140.54 feet, to a found 1/2 inch iron rod;
North 00deg 11' 07" West, a distance of 2,520.73 feet, to a found 1/2 inch iron rod located in the southeasterly right of way line of said SH 46;

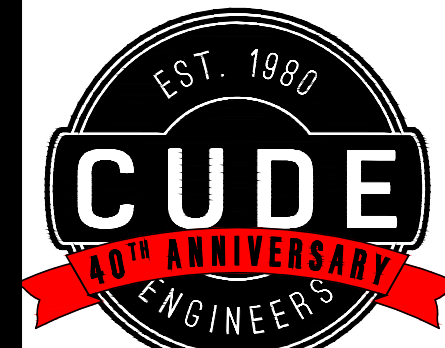
THENCE, along the southeasterly right of way line of said SH 46, the following courses:

North 57deg 04' 40" East, a distance of 1,264.09 feet, to a found 1/2 inch iron rod with "PD" cap;
Northeasterly, along the arc of a curve to the right having a radius of 5,679.94 feet, a central angle of 04deg 54' 54", an arc length of 487.24 feet and a chord bearing: N 59deg 31' 52" E, 487.09 feet, to a found 1/2 inch iron rod with "PD" cap;
North 61deg 59' 10" East, a distance of 298.18 feet, to a found 1/2 inch iron rod with "PD" cap;
Northeasterly, along the arc of a curve to the right having a radius of 1,382.39 feet, a central angle of 21deg 23' 58", an arc length of 516.33 feet and a chord bearing: N 72deg 40' 35" E, 513.32 feet, to a found 1/2 inch iron rod with "PD" cap;
North 83deg 23' 07" East, a distance of 1,998.87 feet, to a found 1/2 inch iron rod with "PD" cap;
Northeasterly, along the arc of a curve to the left having a radius of 1,482.34 feet, a central angle of 17deg 07' 19", an arc length of 442.88 feet and a chord bearing: N 74deg 48' 49" E, 441.33 feet, to a found 1/2 inch iron rod with "PD" cap;
North 66deg 15' 48" East, a distance of 3,959.31 feet, to the POINT OF BEGINNING and containing 1,142.501 acres of land, more or less.

Basis of bearings: The Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

CUDEENGINEERS.COM



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681-2951 F: (210) 523-7112

GEORGE'S RANCH SUBDIVISION

MASTER DEVELOPMENT PLAN

DATE
11/20/2020
PROJECT NO.
03546.000

DRAWN BY
SPM

CHECKED BY
WPM

REVISIONS

- 1.
- 2.
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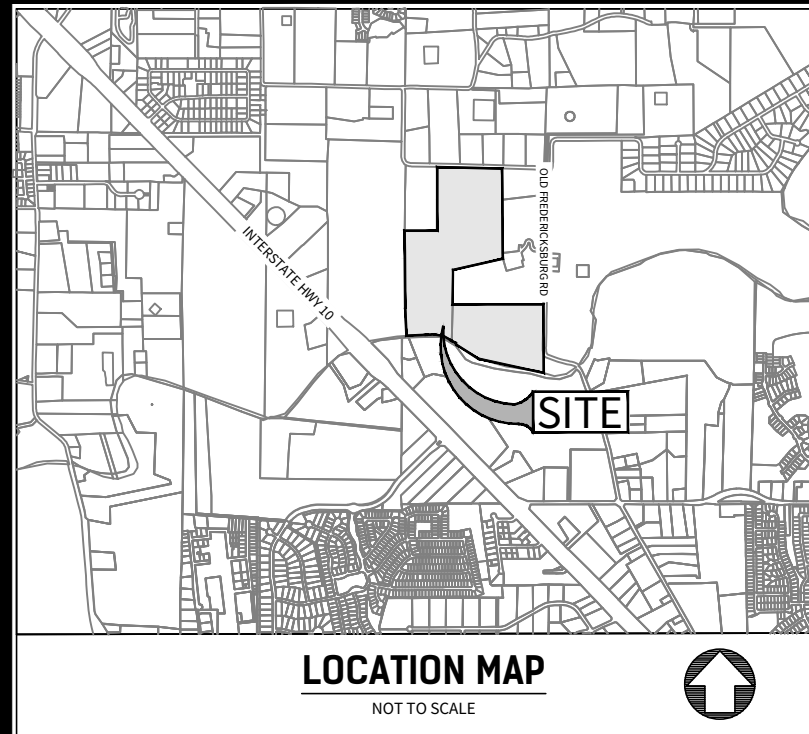
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

E14.1



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Masterplan - Lily Ranch
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext 252
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on approving a masterplan for Lily Ranch in accordance with section 202 of the Kendall County Development Rules and Regulations.
REASON FOR AGENDA ITEM	Masterplan - Lily Ranch
WHO WILL THIS AFFECT?	Pct # 2
ADDITIONAL INFORMATION	None

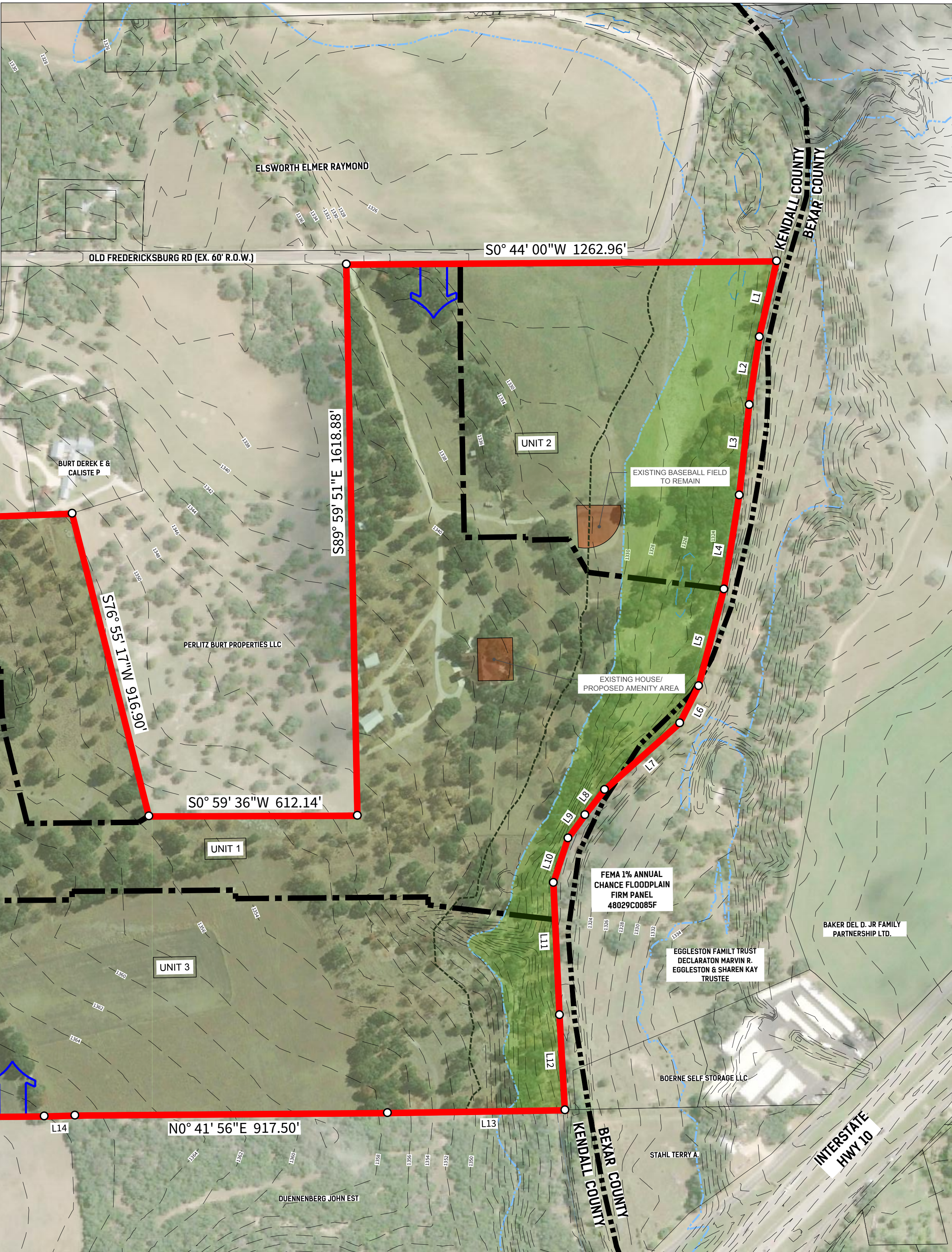


LEGEND

- SUBDIVISION BOUNDARY
- UNIT BOUNDARY
- 100 YEAR FEMA FLOODPLAIN
- 100' FLOODPLAIN BUFFER
- AMENITY CENTER / EX. HOUSE
- BOERNE ETJ / COSA ETJ
- COUNTY LINE
- PROPOSED SITE ACCESS LOCATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°01'54"W	228.43'
L2	N80°24'36"W	201.43'
L3	N82°31'12"W	266.77'
L4	N79°37'45"W	279.70'
L5	N74°08'30"W	293.75'
L6	N61°53'31"W	122.02'
L7	N40°26'07"W	295.14'
L8	N50°53'35"W	93.53'
L9	N52°39'58"W	84.63'
L10	N70°45'01"W	137.74'
L11	S88°39'42"W	388.64'
L12	S87°53'42"W	279.65'
L13	N00°14'23"E	521.01'
L14	N00°28'13"W	90.30'
L15	N00°44'23"E	362.04'
L16	S80°28'49"E	362.85'

LAND USE AND DENSITY TABLE								
UNIT	LAND USE	GROSS AC.	100 YEAR FLOODPLAIN AC.	OPEN SPACE AC.	AMENITY CENTER AC.	LOT COUNT	Ac/DU	DU/Ac.
1	SINGLE FAMILY RESIDENTIAL	48.65	5.52	7.89	1.16	133	0.37	2.73
2	SINGLE FAMILY RESIDENTIAL	17.10	6.14	2.92	0.32	23	0.74	1.35
3	SINGLE FAMILY RESIDENTIAL	32.55	1.31	3.80	N/A	146	0.22	4.49
4	SINGLE FAMILY RESIDENTIAL	21.74	N/A	2.96	N/A	87	0.25	4.00
TOTAL		120.04	12.97	17.57	1.48	389	0.31	3.24



LEGAL DESCRIPTION:

120.04 ACRES OF LAND LOCATED IN THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT NUMBER 2, KENDALL COUNTY, TEXAS CONSISTING OF 80.04 ACRES OF LAND CONVEYED TO TERRY D. ADAMS, SYLVIA ADAMS, JAY W. RUDD AND LORETTA RUDD, AS DESCRIBED IN VOLUME 1086, PAGE 769, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS AND 40.00 ACRES OF LAND CONVEYED TO TONY GARRITANO AS DESCRIBED IN VOLUME 1218, PAGE 974, OFFICIAL PUBLIC RECORD OF KENDALL COUNTY, TEXAS.

NOTES:

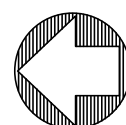
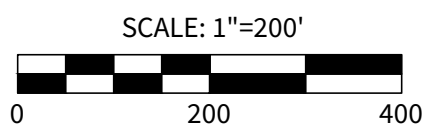
1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
2. PROPERTY IS LOCATED WITHIN THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION IN KENDALL COUNTY, TEXAS.
3. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. ELECTRIC SERVICE WILL BE PROVIDED BY CPS ENERGY.
6. GAS SERVICE WILL BE PROVIDED BY GREY FOREST UTILITIES.
7. CABLE TELEVISION SERVICE TO BE PROVIDED BY SPECTRUM.
8. THE PROPERTY IS WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT BOUNDARY.
9. DETENTION FACILITIES SHALL BE DESIGNED IN ACCORDANCE TO KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS. THE NUMBER, SIZE AND LOCATION OF PONDS WILL BE DETERMINED DURING PLATTING.
10. UNIT BOUNDARIES ARE SUBJECT TO CHANGE DURING PLATTING. UNIT PHASING WILL BE REQUIRED TO MEET SECONDARY ACCESS.
11. ALL STREETS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. COMMERCIAL WASTE SERVICE IS AVAILABLE.
13. THIS PROPERTY WILL ADHERE TO THE CAMP BULLIS DARK SKY LIGHTNING REQUIREMENTS.



DEVELOPER:
ASHTON WOODS
17319 San Pedro, Suite 140
San Antonio, Texas 78231
P:(210) 549.2565

LILY RANCH / MASTER DEVELOPMENT PLAN

San Antonio ETJ, Kendall County, Texas | FEBRUARY 2021



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



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Lease of County property - intersection of Adler and Staudt Streets
DEPARTMENT & PERSON MAKING REQUEST	Richard Chapman, Commissioner Pct 3
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action concerning the lease of County property near the intersection of Adler and Staudt streets to the Boerne Soccer Club.
REASON FOR AGENDA ITEM	Memorialize the agreement to lease property.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Software to assist in food establishment inspections
DEPARTMENT & PERSON MAKING REQUEST	Brenda Bell, Health Department
PHONE # OR EXTENSION #	830-249-9343 Ext.214
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action concerning an agreement with Inspect2GO for food establishment inspection software for the County Sanitarian Department.
REASON FOR AGENDA ITEM	Review and approve agreement
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Racial Profiling Reports - Constable Precincts 1, 3, and 4
DEPARTMENT & PERSON MAKING REQUEST	Todd Setliff, Constable Precinct 1 Gene Serene, Constable Precinct 3 Brian Vaughan, Constable Precinct 4
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to accept the Racial Profiling Reports for Constable Precincts 1, 3, and 4.
REASON FOR AGENDA ITEM	Required by the Texas Commission on Law Enforcement
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Road & Bridge Monthly Report
DEPARTMENT & PERSON MAKING REQUEST	Road and Bridge
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Summary of Road Work For January 2021
REASON FOR AGENDA ITEM	Report Progress of Road Work
WHO WILL THIS AFFECT?	County wide progress report
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 2/22/2021 OPEN SESSION	
SUBJECT	Operations Monthly Report
DEPARTMENT & PERSON MAKING REQUEST	Kendall County Road & Bridge Operations Jean Maxwell, Operations Manager
PHONE # OR EXTENSION #	830-249-9343 EXT 652
TIME NEEDED FOR PRESENTATION	3 Minutes
WORDING OF AGENDA ITEM	Summary of Operations For January 2021
REASON FOR AGENDA ITEM	Operations Monthly Report
WHO WILL THIS AFFECT?	County Wide
ADDITIONAL INFORMATION	None