



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 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 August 23 and 30, 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: 9/13/2021
OPEN SESSION

SUBJECT	FY2021 Budget Admendments
DEPARTMENT & PERSON MAKING REQUEST	County 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 amending the FY2021 budget through regular budget adjustments.
REASON FOR AGENDA ITEM	To correctly allocate funds needed in the budget.
IS THERE DOCUMENTATION	Financial Transparency Link / County Auditor Web Page
WHO WILL THIS AFFECT?	Department budgets that needed an amendment
ADDITIONAL INFORMATION	None.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 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	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: 9/13/2021 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 July 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



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Report on Boerne Area Model Society (BAMS) Fun Fly event
DEPARTMENT & PERSON MAKING REQUEST	Frank Pickart, BAMS representative Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Report on the Boerne Area Model Society (BAMS) upcoming annual Fun Fly.
REASON FOR AGENDA ITEM	BAMS activity report.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 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	BURN BAN was lifted by Commissioners Court March 8, 2021.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021
OPEN SESSION

SUBJECT	Adoption of the 2021 International Fire Code
DEPARTMENT & PERSON MAKING REQUEST	Jeffery Fincke, Emergency Management Coordinator
PHONE # OR EXTENSION #	830 249-3721 ext. 451
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on a proposed amendment to the current international fire code.
REASON FOR AGENDA ITEM	Update current fire code.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None

Rules for the Enforcement of the 2021 International Fire Code and 2021 International Building Code

In the following document, an underlined word or sentence is a Kendall County regulation that has been added: a ~~strike through~~ is a word or sentence removed as a Kendall County regulation.

Changes affecting any code section will be displayed under the appropriate section.

Throughout the 2021 International Fire Code and/or 2021 International Building Code where the word *fire chief* appears this shall include Fire Marshal, fire chief ...

Chapter 1 – Scope and Administration

Section 103

Code Compliance Agency

[A] 103.1 Creation of agency. The Kendall County Fire Marshal's Office is hereby created and the official in charge thereof shall be known as the ~~fire code official~~ Kendall County Fire Marshal. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 104 – Duties and Powers of the Fire Code Official

[A] 104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the fire code official has reasonable cause to believe that there exists in a building or on any premises any conditions or violations of this code that make the building or premises unsafe, dangerous or hazardous, the fire code official shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed on the fire code official by this code. If such building or premises is occupied, the fire code official shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the fire code official shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the building or premises and request entry. If entry is refused, the fire code official has recourse to every remedy provided by law to secure entry. No owner or occupant or any other person having charge, care or control of any building shall fail or neglect, after proper demand is made as herein provided, to properly permit entry by the Fire Marshal or his authorized representatives for the purpose of inspection or examination under such exigent circumstances affecting the safety of person and/or property, or to take such prudent action to abate a fire or life hazard.

[A] 104.3.1.2 Photographic Documentation. Members of the Fire Marshal's Office making such examinations or inspections shall have the right, with proper credentials, and be authorized to take audio recordings, the required number of photographs, or video recordings for evidence and for records use by the Fire Marshal's Office to document and study fire hazards and scientific control for fire and life safety.

104.12.4 Removal of debris and rubble after fire: (a). The owner or person having under his control or in his possession upon any premises in the county, any hay, straw, bales of wool, cotton, paper or other substances which have been rendered useless or unmerchantable by reason of any fire on such premises, or any debris resulting from such fire, must remove such substances and debris from such premises within one hundred and sixty eight hours (168) after notice to do so has been served by the Fire Marshal. (b). Whenever any building or other structure in the county is partially burned, the owner thereof or the person in charge or control thereof, shall within twenty days (20) after notice from the

Fire Marshal so to do, remove all refuse, debris, charred and partially burned lumber and materials from the ground; and if such building or other structure shall be burned to such an extent that it is rendered incapable of being repaired, the owner of the property upon which structure is located, or person in charge and control thereof, shall within twenty days (20) after notice from the Fire Marshal so to do, remove all remaining portions of the building or structure, from the ground. (c). The Fire Marshal may extend the 20 (20) day period of removal of such burned or partially burned buildings, when the insurance adjustment, if any is still pending.

Section 112 – Violations

[A] 112.3 Notice of violation, fire marshal order, citation.

Where the fire code official finds a building, premises, vehicle, storage facility of outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice of violations, fire marshal order or citation (as applicable under state law) describing the conditions deemed unsafe and, where compliance is not immediately specifying a time for reinspection or appearance in court.

Chapter 2 – Definitions

AUTHORIZED EMERGENCY VEHICLE shall have the meaning as defined in the Texas occupations Code 2308.251.

CARNIVAL means an organized program of entertaining or exhibition, which may include merrymaking, feasting, and/or masquerading, either inside or outside a structure.

FAIR means a gathering of buyers and sellers at a particular place and time for trade, competitive exhibition accompanied with food and entertainment.

FIRE LANE shall mean any area appurtenant to entrances or exits of a building deemed necessary by the Fire Marshal or his designee to remain free and clear of parked vehicles for access to such building in case of fire or other emergency and designated by him as such, and may include sidewalks, driveways, portions of parking lots, or any other area adjacent to or near building entrances or exits, or any fire hydrant. Fire lanes identified or designated by the Fire Marshal, or his designee shall be conspicuously marked and identifies as set out in Appendix D of the 2021 International Fire Codes and in the Texas Occupations Code 2308.25(a).

COMMERCIAL ESTABLISHMENT means a place where goods and commodities or services are provided displayed, exchanged, sold or bought.

MULTI-FAMILY DWELLING means any residential structure consisting of four (4) or more residential dwelling units. (Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.) Typically, but not always, classified within the Group “R” occupancy classification.

OCCUPANT means any person, agent, firm or corporation that occupies a building or part thereof as an owner or tenant.

PUBLIC BUILDING; PUBLIC ACCESS BUILDING; PUBLICLY ACCESSIBLE BUILDING means a place in which the possession and/or use, as well as the property in it, gives members of the public free access or use and includes buildings in which the public may enter, including where an entry fee is charged; or otherwise comply with the requirements of an “occupiable space” as defined in the 2021 International Building Code.

Chapter 3 – General Requirements

Section 311 – Vacant Premises

311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch or a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Code-Texas health and Safety Code, Title 5, Chapter 343 and/or Texas Local Government Code, Title 11, Chapter 352.

Chapter 4 – Emergency Planning and Preparedness

Section 405 – Emergency Evacuation Drills

405.1.1 Fire Marshal’s Power to Order Fire Drill. The fire Marshal or his designee may require a fire drill at any reasonable time, depending on the time of day the building is normally occupied.

Chapter 5 – Fire Service Features

Section 503 – Fire Apparatus Access Roads

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official. See Appendix D for minimum design requirements.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (42 720 MM) in length shall be provided with an approved area for turning around fire apparatus. See Appendix D for Minimum design requirements.

503.2.7.1 Grade Increases. The gradient for fire apparatus access roads may be increased when the following conditions are met:

1) All grades in excess of 10% but not in excess of 12% may be approved when all of the following conditions exist:

a) The length of the grade does not exceed 300 feet from the beginning point of the grade to the termination point of the grade.

b) The termination point of the grade is not within 150 feet of a down-hill intersection, cul-de-sac, or hammerhead.

c) The last 75 feet of a down-hill slope approaching an intersection is not greater than 5%.

d) A grade indicating sign showing the international symbol for a grade, as well as the numerical percentage of the grade, is installed within 75 feet of the start of both the uphill and down-hill portions of the grade.

- 2) All grades in excess of 12% may be approved when **all** of the following conditions exist:
- a) The length of the grade does not exceed 300 feet from the beginning point of the grade to the termination point of the grade.
 - b) The termination point of the grade is not within 150 feet of a down-hill intersection, cul-de-sac, or hammerhead.
 - c) The last 75 feet of a down-hill slope approaching an intersection is not greater than 5%.
 - d) All structures on a fire department access road with a grade greater than 12% are provided with a public water supply sufficient to meet the fire flow requirements of Table B105.1 and hydrant distribution to meet the requirement of Table C105.1.
 - e) **ALL** structures regulated by the International Building Code with access off a fire department access road with a grade greater than 12% **MUST** be approved with a fire sprinkler system in accordance with Section 903.3.

503.4.1.2 Removal of Vehicle by Sheriff, Constable, or Fire Marshal. Any vehicle parked in any designated fire lane may be removed at the vehicle owner's or operator's expense on authorization of the Sheriff, Sheriff's Deputy, Constable or Fire Marshal under the following conditions.

- 1. When the vehicle violates the fire lane regulations indicated in Section 503.4 by parking in a fire lane, or
- 2. When a vehicle blocks the ingress/egress of a business, theater, night club, apartment complex, or a place of assembly, or
- 3. When a vehicle's presence threatens the life safety of the public by impeding the ability of an authorized emergency vehicle to respond to an emergency.

Section 505 Premises Identification

505.1.1 Multiple Buildings. Where there are multiple buildings at a single property address, each building shall have building number(s) 6 (152.3 mm) inches high posted on the building in a location that is plainly legible and visible from the driving surface closest to the building.

Section 507 – Fire Protection Water Supplies

Section 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be as indicated in the 2021 International Fire Code, Appendix B, or NFPA 1142 whichever is less, or as determined by an approved method.

Chapter 6 – Building Services and Systems

Section 603 – Electrical Equipment, Wiring and Hazards

Section 603.9.1.1 Safety Tip-Over Switches. No portable, electric space heater may be operated in any occupancy or location unless the space heater is equipped with a safety tip-over switch that completely disrupts electrical power to the space heater before the heater has tipped in any direction beyond the angle of critical balance. Critical balance is the minimum angle through which a heater must be tipped to cause it to tip over due solely to the force of gravity.

Section 606 – Commercial Cooking Equipment and Systems

606.2.1 Commercial Vent/Hood Extinguishing Systems. A commercial fire extinguishing system shall be installed in all Type I hood at or above all commercial cooking and/or domestic cooking appliances utilized in commercial cooking operations that produce grease laden vapors.

Exception: A residential Vent/Hood extinguishing system and residential vent/hood are permitted to be utilized (in lieu of a commercial fire extinguishing system) when only domestic cooking appliance are utilized in the following:

1. Employee Break Rooms
2. Licensed Care Facilities operating in Group R-3 occupancy
3. Group E occupancy – classrooms utilized for training in food preparation.

Chapter 9 – Fire Protection and life Safety Systems

Section 912 – Fire Department Connections

912.1.1 Free Standing FDC. Installation of free-standing Fire Department connection (FDC) shall not be less than two (2) feet above grade, or more than (3) feet above grade.

912.1.2 Free Standing FDC. Free standing Fire Department Connection (FDC) are the preferred method vs. Building mounted FDC.

912.5.1.1 FDC markings. Free standing and building mounted FDC shall be marked with a visible sign that meets the requirement of 912.2.2 or an approved sign mounted on the building or hanging on the FDC free standing of not less than 4-inch white letters FDC on a red background.

Chapter 11 – Construction Requirements for Existing Buildings

1101.1 Scope. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of the 2015 International Fire Code.

Appendix D

Fire Apparatus Access Roads

D103.2 Grade

Exceptions: Grade's steeper than 10 percent as approved by the fire chief Fire Marshal or his designee.

1) All grades in excess of 10% but not in excess of 12% may be approved when all of the following conditions exist:

a) The length of the grade does not exceed 300 feet from the beginning point of the grade to the termination point of the grade.

b) The termination point of the grade is not within 150 feet of a down-hill intersection, cul-de-sac, or hammerhead.

c) The last 75 feet of a down-hill slope approaching an intersection is not greater than 5%.

d) A grade indicating sign showing the international symbol for a grade, as well as the numerical percentage of the grade, is installed within 75 feet of the start of both the uphill and down-hill portions of the grade.

2) All grades in excess of 12% may be approved when all of the following conditions exist:

a) The length of the grade does not exceed 300 feet from the beginning point of the grade to the termination point of the grade.

b) The termination point of the grade is not within 150 feet of a down-hill intersection, cul-de-sac, or hammerhead.

c) The last 75 feet of a down-hill slope approaching an intersection is not greater than 5%.

d) All structures on a fire department access road with a grade greater than 12% are provided with a public water supply sufficient to meet the fire flow requirements of Table B105.1 and hydrant distribution to meet the requirement of Table C105.1.

e) **ALL** structures regulated by the International Building Code with access off a fire department access road with a grade greater than 12% **MUST** be approved with a fire sprinkler system in accordance with Section 903.3.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 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: 9/13/2021 OPEN SESSION	
SUBJECT	Public Hearing - Comfort Outlot 55A
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 .	(9:15 a.m.) Public hearing on the application filed by North Creek 16, LLC and North Creek Ten Investments, LLC for the proposed revision of the subdivision plat of Comfort Outlot 55A filed in Volume 8, pages 84-86, Plat Records of Kendall County, Texas. The proposed plat revision would create 5 lots out of a parent tract of approximately 36 acres.
REASON FOR AGENDA ITEM	Public Hearing - Comfort Outlot 55A
WHO WILL THIS AFFECT?	Pct # 4
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Request for Relief - 39 FM 1621
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	<p>Consideration and action on a request for relief from minimum lot size and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations for 39 FM 1621. The proposed division would create a 32-acre tract and three 3.1-acre tracts. Access to the three 3.1-acre tracts would be over a 70' wide easement for roadway purposes to FM 1621. The proposed division is for a family division in accordance to Section 102.1000.2</p> <p>Mary Jimenez – Owner</p>
REASON FOR AGENDA ITEM	Request for Relief - 39 FM 1621
WHO WILL THIS AFFECT?	Pct # 4
ADDITIONAL INFORMATION	None

Request for Relief (Variance)

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

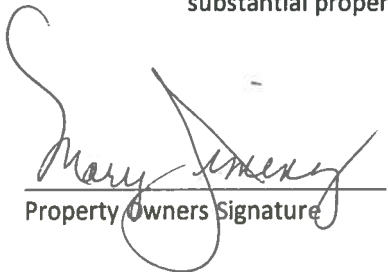


1. Date: 01 Sept 2021
2. Location of property: 39 & 41 FM 1621. Comfort, Texas 78013
3. Name of Subdivision (If Applicable) Not Applicable
4. Property Owner/Developer Name: Mary Jimenez, Raul Jimenez, Andrew Talerico
5. Relief Requested (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations and state the relief requested.

300.1100 Lot Size. We desire to create three 3+ acre tracts out of our 41.961-acre family tract to be deeded to a family members.

Request relief to make 3 of the 4 tracts on the family division less than 6 acres, but more than 3 acres each. Three family members are using USDA loans to build. These loans are very restrictive and require minimal property size to meet the guidelines to qualify. The family division plan shows a dedicated 70' drive access easement off FM1621. This easement provides adequate access to each of the 4 property divisions.

6. Reason(s) for Requesting Relief: (Please refer to Section 106, Relief by County Commissioners Court in answering these questions)
 - a. Are there special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of the regulations would deprive you of the reasonable use of this land:
Yes. Lot 1 will encompass the front and rear farmland which is intended to be used as farmland. The center section of the land (lots 2,3, &4) are for residential use. If lots 2,3, &4 are increased in size, the valuable farmland will be reduced by + - 9 acres.
 - b. Is relief necessary for the preservation and enjoyment of a substantial property right for you?
Yes. This relief will allow us to deed our family members some of the property, which is a substantial property right.


Property Owners Signature

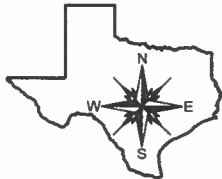
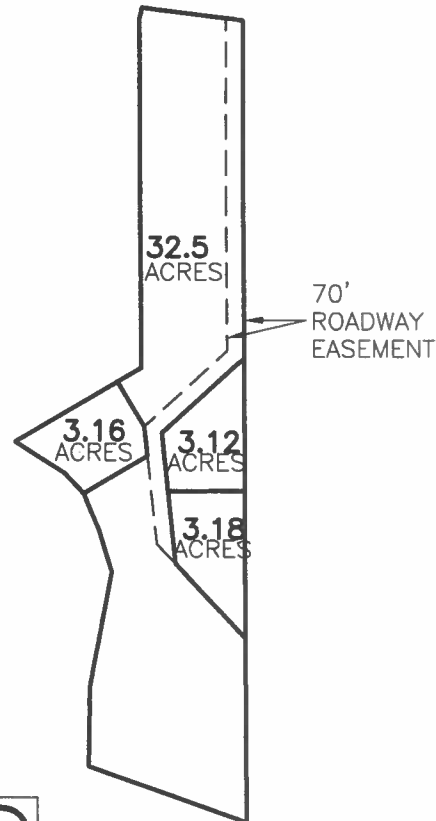
Mary Jimenez
Print Owner Name

Phone Number XXXXXXXX
XXXXXXXXXX

Date 01 Sept 2021

A PROPOSED DIVISION OF A 41.966 ACRE
TRACT LOCATED ON HIGHWAY 1621,
COMFORT, TX.

F.M. HIGHWAY 1621



Schwarz
*Land Surveying &
Development, Inc.*

723 NORTH MAIN, BOERNE, TEXAS 78006

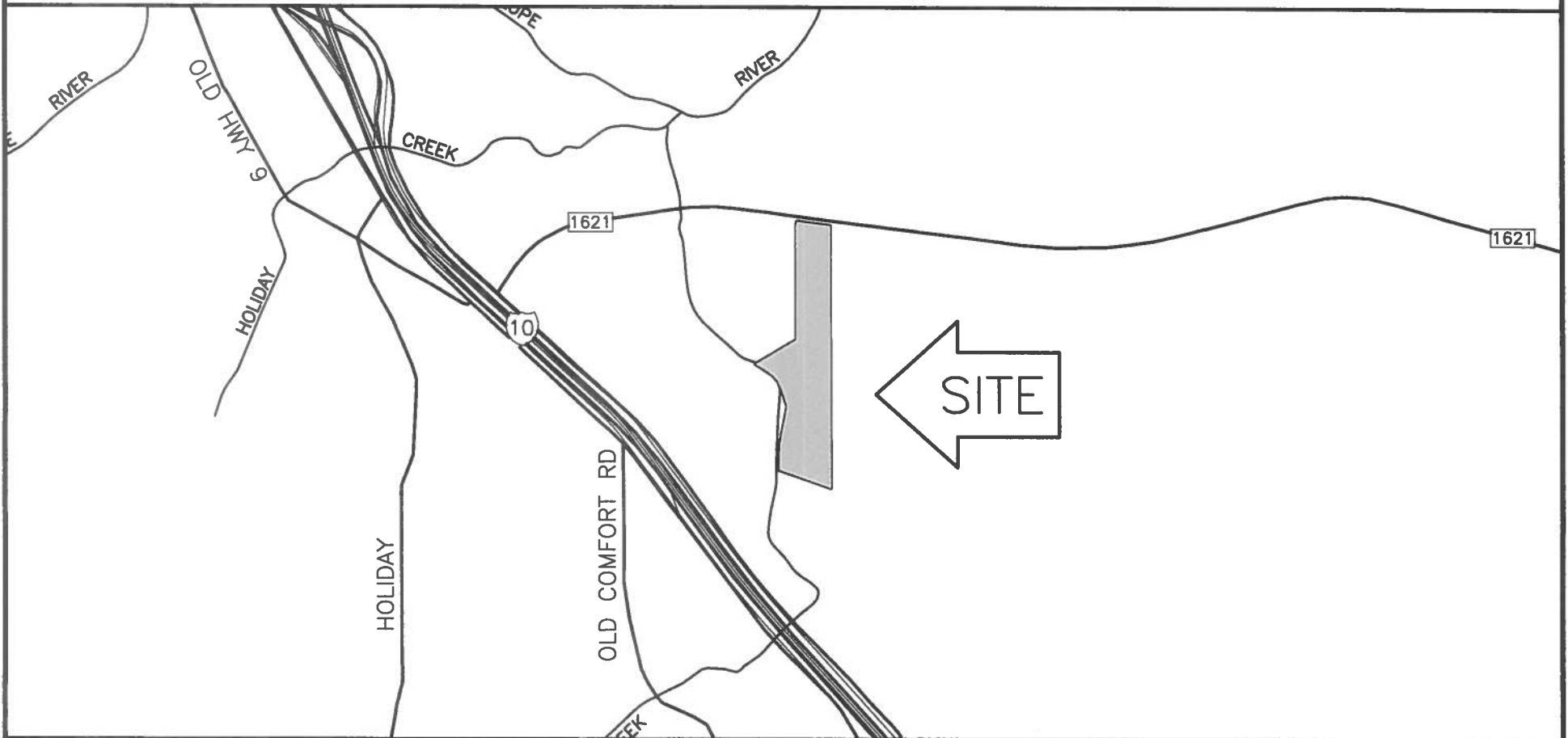
PHONE: (830) 816-8907 Metro

FAX: (830) 584-0445

FIRM LICENSE NO. 10132600

Job No. 21-091

LOCATION MAP



Schwarz
*Land Surveying &
Development, Inc.*

723 NORTH MAIN, BOERNE, TEXAS 78006
PHONE: (830) 816-8907 Metro FAX: (830) 584-0445
FIRM LICENSE NO. 10132600

Job No. 21-091



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Request for Relief - 42 Rust Ln
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 from minimum road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations for 42 Rust Lane. The proposed division would create a 6.4-acre tract and a 9.1-acre tract out of a 15.4-acre parent tract. Access to the 6.4-acre tract would be over a 50' wide road easement to Rust Lane. Tammy Blake – Owner
REASON FOR AGENDA ITEM	Request for Relief - 42 Rust Ln
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: **August 18, 2021**
2. Location of Property: **6.4 acres, located in A. J. Pfeiffer Survey No. 734, Abstract No. 388; approximately 1/3 mile west of Rust Lane, a County road,**
3. Name of Development: **N/A**
4. Property Owner/Developer Name: **Tammy Blake**
5. Relief Requested (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations.

Owner is requesting variance from Sects. 102.1000.3(3) and 102.1000.3(3),(requiring fee simple ownership of road frontage on county roads).

Owner currently owns and occupies a 15.4 acre tract as her homestead. Owner wishes to subdivide her 15.4+ acres into two tracts: a 9.1+ acre tract being retained as Owner's homestead, and a 6.4+ acre tract to be conveyed.

Owner's homestead tract currently has, and will retain, a 60' wide, fee owned, road to Rust Lane, the County road.

Owner wishes to sell the 6.4 acre tract with access to the County Road by virtue of a an existing 50' wide roadway easement.

Owner requests that the her property be allowed to be subdivided into the two described tracts, and allowed a variance from the requirements in Sect.102.1000.10(3), the fee simple 250' foot road frontage requirement.

6. Reasons 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 subject 6.4 acre property has, by virtue of a Partition Deed, recorded in Vol. 353, Pg. 938, Deed Records of Kendall Co., a 50' wide, non-exclusive, perpetual road easement for ingress and egress from Rust Lane to the property. This 50' road is a hard surface road (mostly asphalt) which has been in existence and use for approximately 35 years. This road easement is used by Owner and only one neighbor, whose property also is adjacent to the subject 6.4 acre tract.

Owner is not able to convey fee simple title to this road easement, or to increase the width of the easement, or to convey fee title to any other access from the subject property to the County road.

Without the requested variance, Owner is unable to enjoy the reasonable use and economic value of the property. Without the requested variance, Owner would be unable to sell the 6.4 acre tract, which would cause her a severe financial hardship.

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

Owner's homestead, consisting of approx. 9.1+ acres, will be adjacent to the subject 6.4 ac. subject property. Owner would not be able to subdivide her property and realize its monetary value if she is unable to obtain this variance. Owner's only choice would be to sell her entire homestead which she currently owns, occupies and enjoys.

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

No. The granting of the requested variance will have no detrimental affect, or any other affect, to the public's health, safety and welfare. The variance requested is merely a matter of fee simple ownership of the roadway to and from the subject property and the width of that road. The existing easement road already has frontage on the County road, and has been in existence and in constant use since 1985, without any affect to the public.

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

The granting of the requested variance will not affect, or prevent, any orderly subdivision of other surrounding land in the area. The surrounding properties in the area all have adequate access to the County road, and (other than Owner and her one neighbor) do not rely on, have the right to use, or use the 50' easement road.

Date: 8-18-2021


TAMMY BLAKE

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
Phone Number

Boundary survey showing a 35.000 acre tract of land (including part of Rust Lane, a county maintained road in Kendall County, Texas) out of the A.L. Pfeiffer Survey No. 734, Abstract No. 388, the Juan Ortiz Survey No. 190, Abstract No. 363 and the P. Gauno Survey No. 473, Abstract No. 205, Kendall County, Texas, said 35.000 acre tract also being a portion of that certain 50.556 acre tract of land recorded in Volume 976, Pages 235-238, Official Records, Kendall County, Texas.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	80.47'	S 08°40'53" W
L2	67.34'	S 15°50'47" W
L3	54.36'	S 13°54'52" W
L4	40.20'	S 00°55'41" E
L5	44.07'	S 23°04'10" E
L6	62.74'	S 33°54'45" E
L7	154.85'	S 37°53'01" E
L8	85.01'	S 35°31'21" E
L9	109.84'	S 30°33'16" E
L10	85.28'	S 89°46'08" W
L11	18.72'	S 89°41'49" W
L12	53.14'	S 88°52'50" W
L13	24.07'	N 89°11'00" W
L14	82.36'	N 89°57'48" E
L15	91.65'	S 02°52'19" E
L16	15.00'	N 87°07'41" E
L17	105.39'	N 02°05'16" W
L18	95.60'	N 30°55'27" W
L19	74.20'	S 76°30'02" E
L20	44.67'	N 88°03'59" E
L21	136.54'	S 89°47'56" E
L22	174.18'	S 85°36'57" E

LEGEND

RECORD CALL PER VOLUME 976, PAGES 235-238, OFFICIAL RECORDS
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
SET 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP
FOUND 600 NAIL
FOUND 400 NAIL
FOUND 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP
WATER VALVE
SANITARY SEWER CLEANOUT
WATER WELL #1 90
UTILITY POLE WITH GUY WIRE
OVERHEAD UTILITIES
WIRE FENCE

RANDALL RUST
02.704 ACRE TRACT
VOLUME 981, PAGES
706-709
OFFICIAL RECORDS

MERRY L. MCGUFFIN &
GERTRUDE MCGUFFIN
102.70 ACRE TRACT
VOLUME 265, PAGES
197-203
OFFICIAL RECORDS

ALAN B. WALTERS &
PHYLLIS J. WALTERS
6.48 ACRE TRACT
VOLUME 1357, PAGES
216-220
OFFICIAL RECORDS

A.L. PFEIFFER
SURVEY NO. 734
ABSTRACT NO. 388

APPROXIMATE
LOCATION OF THE
CENTERLINE OF A 15'
WIDE WATER EASEMENT
SCALED FROM A PLAT
MADE BY JAMES E.
SCHWARZ DATED APRIL
3-9, 1996, JOB NO.
96-98

TAMMY BLAKE
REMAINDER OF A
50.556 ACRE TRACT
VOLUME 976, PAGES
235-238
OFFICIAL RECORDS
15.57 ACRES
REMAINING

CLARENCE A. NELSON
JOYCE NELSON
3.791 ACRE TRACT
VOLUME 334, PAGES
644-647
OFFICIAL RECORDS

AJO HOLDINGS, LLC
7.547 ACRE TRACT
VOLUME 1639, PAGES
417-424
OFFICIAL RECORDS

SCOTT A.
MADDOX &
JOLANE
MADDOX
33.388
CRE TRACT
VOLUME
25, PAGES
515-523
OFFICIAL
RECORDS

JERRY L. MCGUFFIN &
GERTRUDE MCGUFFIN
66.01 ACRE TRACT
VOLUME 611, PAGES
200-204
OFFICIAL RECORDS

HERRY L. MCGUFFIN &
 GERTRUDE MCGUFFIN
 25.0 ACRE TRACT
 VOLUME 637, PAGES
 579-582
 OFFICIAL RECORDS

LUTHER R. MCGUFFIN
30.0 ACRE TRACT
VOLUME 637, PAGES
572-578
OFFICIAL RECORDS

ROBERT ALAN DAVIS &
DONNA G. DAVIS
11.917 ACRE TRACT
VOLUME 422, PAGES
174-178
OFFICIAL RECORDS

JUAN ORTIZ
SURVEY NO. 190
ABSTRACT NO. 363

LUTHER R. MCGUFFIN
30.0 ACRE TRACT
VOLUME 637, PAGES
572-578
OFFICIAL RECORDS

STATE OF TEXAS
REGISTERED
WES REXRODE
6001
PROFESSIONAL
LAND SURVEYOR

JOB NUMBER: 101-16
DATE: OCTOBER 25, 2018

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385

FIRM NO. 10193761

PAGE 2 OF 2

[illegible]



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Request for Relief - 140 Delaware Creek Rd
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	<p>Consideration and action on a request for relief from minimum road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations for 140 Delaware Creek Road. The proposed division would create a 38.1-acre tract and a 262-acre tract out of a 300-acre parent tract. Access to the tracts would be over a proposed 60' wide easement for roadway purposes and multiple existing 60' wide easements to FM 1880.</p> <p>Frederick Mueller – Owner</p>
REASON FOR AGENDA ITEM	Request for Relief - 140 Delaware Creek Rd
WHO WILL THIS AFFECT?	Pct # 3
ADDITIONAL INFORMATION	None

Request for Relief (Variance)

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

21-28593

1. Date: August 17, 2021
2. Location of property: 140 Delaware Creek Road, Blanco, TX.
3. Name of Subdivision (If Applicable) N/A
4. Property Owner/Developer Name: Frederick Mueller
5. Relief Requested (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations and state the relief requested).

300.1100 Road Frontage We desire to create 38.1 acre tract out of our 300.0 acre tract to be excluded from a trust we have created..

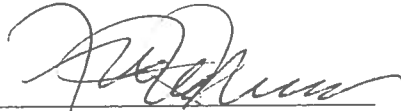
6. Reason(s) for Requesting Relief: (Please refer to Section 106, Relief by County Commissioners Court in answering these questions)

- a. Are there special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of the regulations would deprive you of the reasonable use of this land: (If "yes" please state the special circumstances or conditions)

Yes - This is part of general management of my estate with several trusts and to properly protect my property - no intent to sell -

- b. Is relief necessary for the preservation and enjoyment of a substantial property right for you? (if "yes" please state the substantial property right involved)

Yes - This is where my home and various buildings are located on a roughly 800 acre ranch I own.



Property Owners Signature

Frederick H. Mueller

Print Owner Name

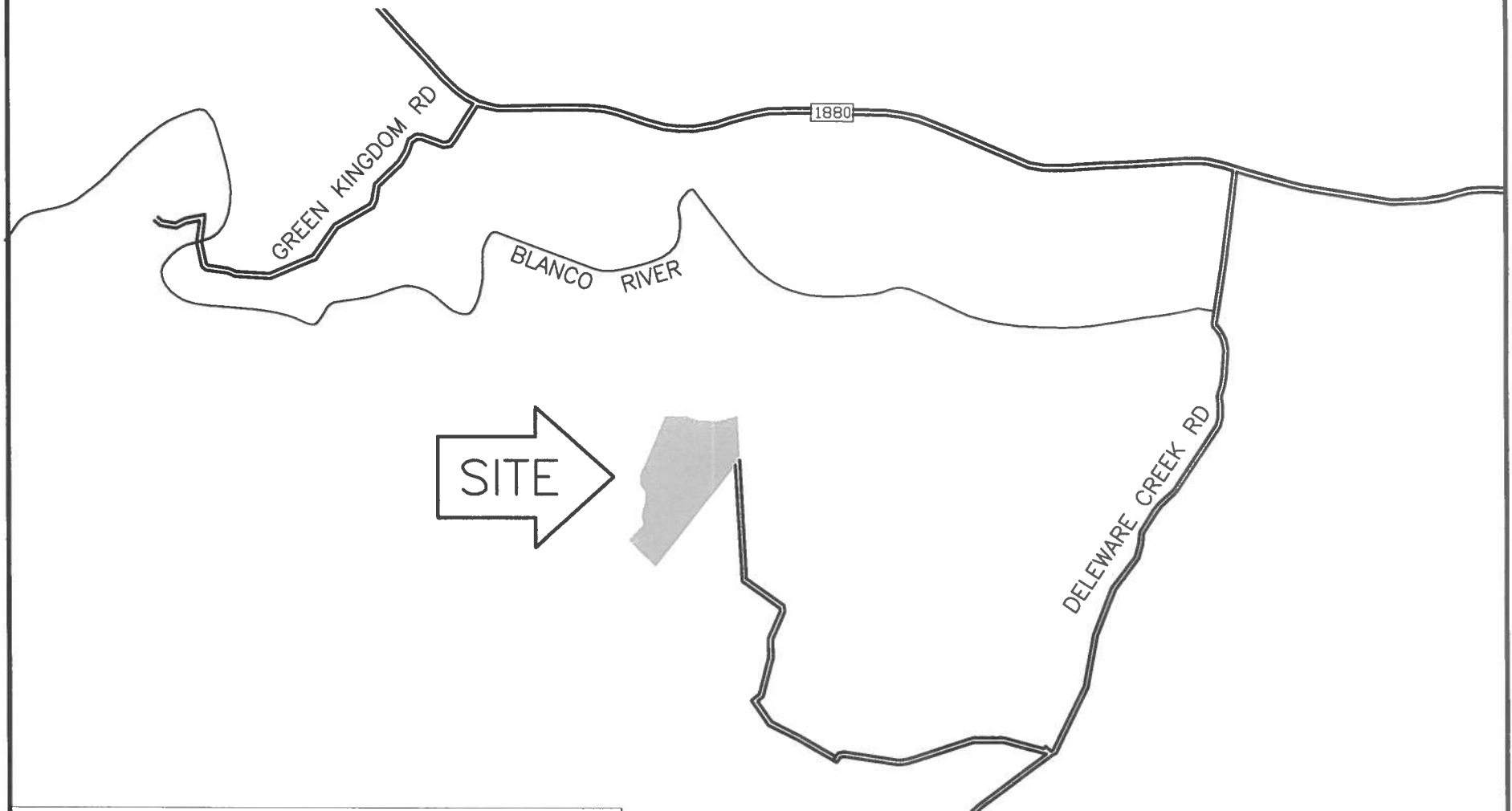
Phone Number

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Date

8.20.2021

LOCATION MAP



Schwarz
*Land Surveying &
Development, Inc.*

723 NORTH MAIN, BOERNE, TEXAS 78006

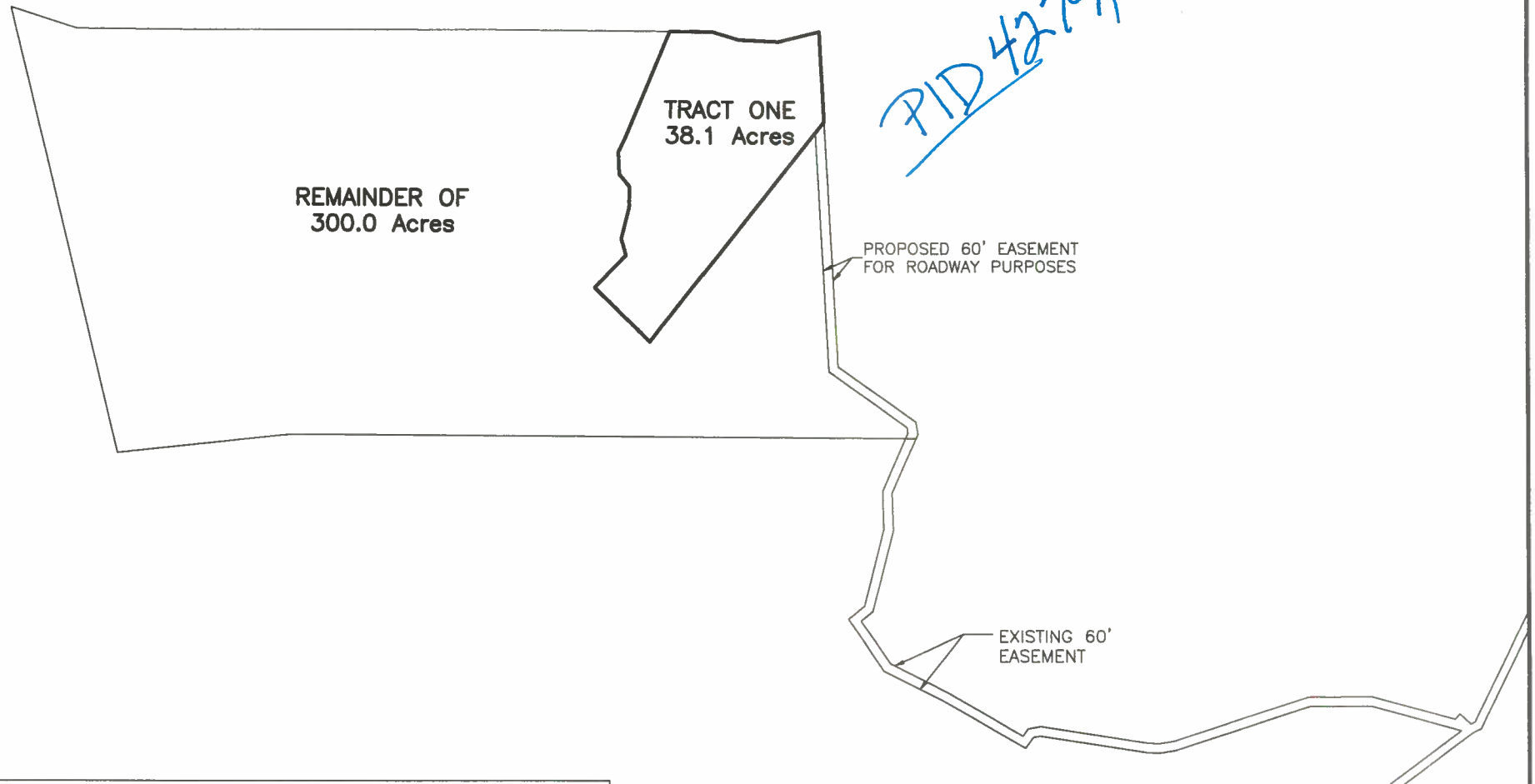
PHONE: (830) 816-8907 Metro

FAX: (830) 584-0445

FIRM LICENSE NO. 10132600

Job No. 21-037

A PROPOSED 38.1 ACRE TRACT LOCATED
AT 140 DELAWARE CREEK RD, BLANCO, TX.



Schwarz
*Land Surveying &
Development, Inc.*

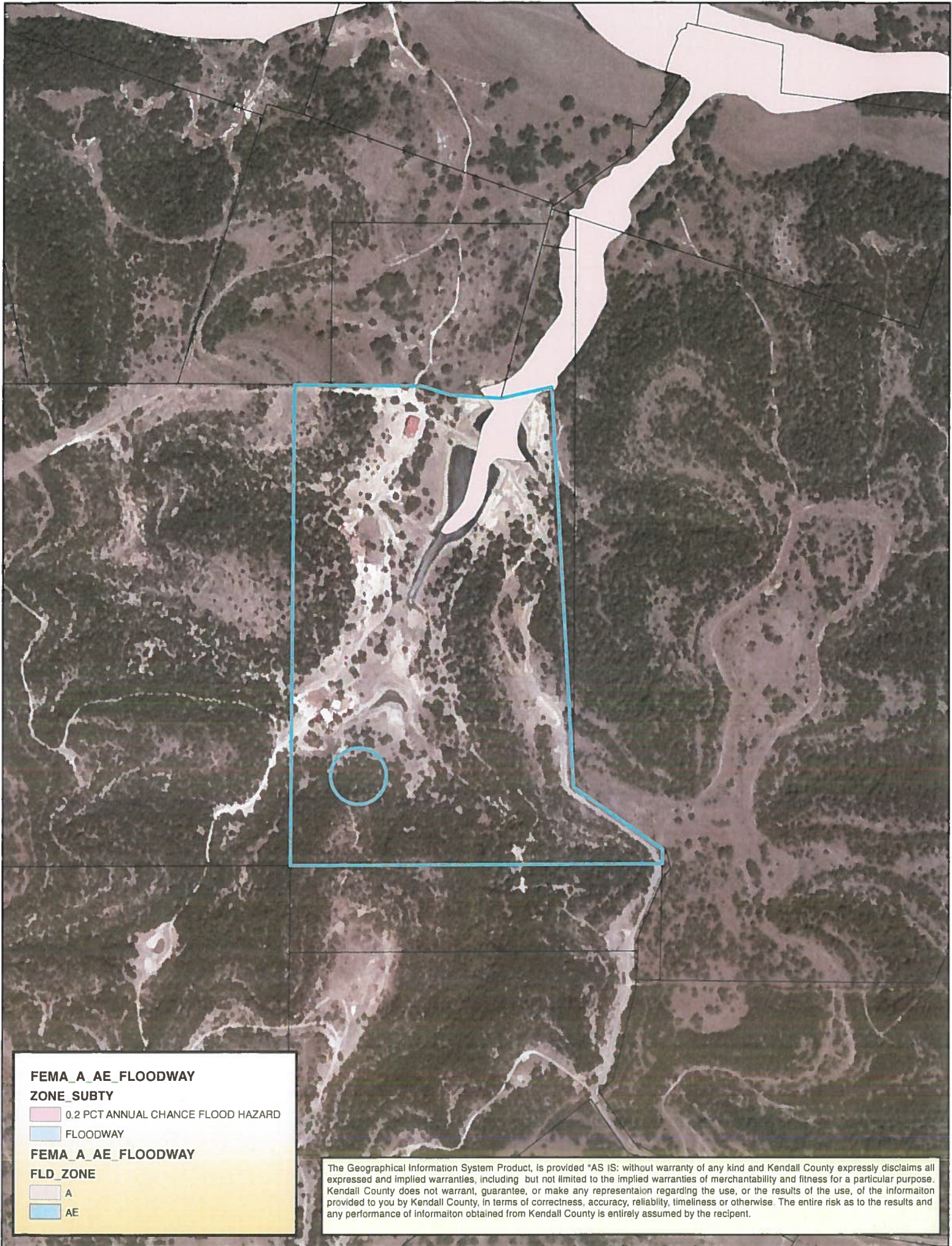
723 NORTH MAIN, BOERNE, TEXAS 78006

PHONE: (830) 816-8907 Metro



FAX: (830) 584-0445

FIRM LICENSE NO. 10132600

Job No. 21-037



FEMA_A AE_FLOODWAY
ZONE_SUBTY

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  FLOODWAY

FEMA_A AE_FLOODWAY
FLD_ZONE

-  A
-  AE

The Geographical Information System Product, is provided "AS IS; without warranty of any kind and Kendall County expressly disclaims all expressed and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Kendall County does not warrant, guarantee, or make any representation regarding the use, or the results of the use, of the information provided to you by Kendall County, in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and any performance of information obtained from Kendall County is entirely assumed by the recipient.

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FEMA A AE FLOODWAY
ZONE_SUBTY

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- FLOODWAY

FEMA A AE FLOODWAY
FLD_ZONE

- A
- AE

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KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Request for Relief - Doc Holladay Business Park
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 from Court Order 06-27-2016A, Section 6.2, perimeter fencing, for Doc Holladay Business Park. Robert Fox, III/Frank Holladay – Owners
REASON FOR AGENDA ITEM	Request for Relief - Doc Holladay Business Park
WHO WILL THIS AFFECT?	Pct # 4
ADDITIONAL INFORMATION	Development is subject to Court Order 06-27-2016A: Requirements for Condominiums, Other Multi-Family Housing Developments, Other Multi-Unit Developments, Commercial Establishments and Public Buildings. Section 6.2 states: Fencing and Landscaping: The perimeter of the development shall be enclosed in privacy fencing and/or landscaping (plants, shrubs, trees, etc.) to a minimum height from the ground of six feet. No chain link or wire fencing will be permitted.

REQUEST FOR RELIEF (Variance)

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

1. Date 09-07-2021
2. Location of Property: Interstate 10 & Highway 289, Comfort Texas
3. Name of Development (If Applicable): Doc Holladay Business Park
4. Property Owner/Developer Name: ROBERT EUGENE FOX, III,
KASIE NICOLE FOX, FRANK W. HOLLADAY, AND SHARON C. HOLLADAY,
5. Relief Requested (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations:

KENDALL COUNTY ORDER NO. 06-27-20016A - SECTION 6. RULES - 6.2 FENCING AND LANDSCAPING: THE PERIMETER OF THE DEVELOPMENT SHALL BE ENCLOSED IN PRIVACY FENCING AND/OR LANDSCAPING (PLANTS, SHRUBS, TREES ECT.) TO A MINIMUM HEIGHT FROM THE GROUND OF SIX FEET. NO CHAIN LINK OR WIRE FENCING WILL BE PERMITTED
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.
Property is to be used as commercial business - No landfills or Junkyards allowed
 - b. Why is relief necessary for the preservation and enjoyment of a substantial property right of yours?
Would not allow traffic along interstate 10 and Highway 289 to see commercial
businesses - Example: Lot 6 - Automotive shop
 - c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please explain.
No, not that I'm aware of

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

No, not that I'm aware of

Frank W. Holladay
SIGNATURE
T. M. Holladay

[REDACTED]
PHONE NUMBER

Frank W. Holladay
PRINTED NAME

Sept. 7, 2021
DATE

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

No, not that I'm aware of



SIGNATURE



PHONE NUMBER

Robert Fox III

PRINTED NAME

9/7/21

DATE

STATE OF TEXAS
COUNTY OF KENDALL

KNOWN ALL MEN BY THESE PRESENTS

THAT WE, K&R CAPITAL, LLC., ROBERT EUGENE FOX, III, AND KASIE NICOLE FOX OWNERS OF THAT CERTAIN 3.050 ACRE TRACT RECORDED IN DOCUMENT NO. 2020-349050, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND FRANK W. HOLLADAY AND SHARON C. HOLLADAY OWNER OF THE REMAINING PORTION OF THAT CERTAIN 40.204 ACRE TRACT RECORDED IN VOLUME 1480, PAGES 937-948, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 40.204 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "WHITE BUSINESS PARK" SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

OWNER:
K&R CAPITAL, LLC.
2220 ALISA LANE
TROPHY CLUB, TEXAS 76262

ROBERT EUGENE FOX, III
MANAGING PARTNER OF K&R CAPITAL, LLC.

OWNER:
ROBERT EUGENE FOX, III
2220 ALISA LANE
TROPHY CLUB, TEXAS 76262

OWNER:
KASIE NICOLE FOX
220 ALISA LANE
TROPHY CLUB, TEXAS 76262

ROBERT EUGENE FOX, III

KASIE NICOLE FOX

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY , ON THIS DAY PERSONALLY APPEARED ROBERT EUGENE FOX, III, AND KASIE NICOLE FOX, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

OWNER:
FRANK W. HOLLADAY
P.O. BOX 121
WARING, TEXAS 78074

OWNER:
SHARON C. HOLLADAY
P.O. BOX 121
WARING, TEXAS 78074

FRANK W. HOLLADAY

SHARON C. HOLLADAY

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY , ON THIS DAY PERSONALLY APPEARED FRANK W. HOLLADAY AND SHARON C. HOLLADAY, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

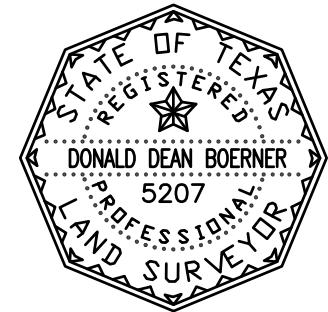
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYORS CERTIFICATE:

STATE OF TEXAS
COUNTY OF KENDALL

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



REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

DONNIE BOERNER SURVEYING COMPANY
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492
JOB NO. 15-324

FIRM NO. 10193963
7-12-2021

DOC HOLLADAY BUSINESS PARK

PLAT SHOWING: A 40.204 ACRE TRACT OUT OF THE A. WHITE SURVEY NO. 348, ABSTRACT NO. 853, THE LD. WHITE SURVEY NO. 251, ABSTRACT NO. 705 AND THE WACO MFG. CO. SURVEY NO. 61, ABSTRACT NO. 606, KENDALL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 3.050 ACRE TRACT RECORDED IN DOCUMENT NO. 2020-349050, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND ALL THE REMAINING PORTION OF THAT CERTAIN 40.204 ACRE TRACT RECORDED IN VOLUME 1480, PAGES 937-948, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

6 COMMERCIAL LOTS
AVERAGE DENSITY PER LOT FOR THIS SUBDIVISION – 6.701 ACRES

PLAT NOTES:

1. NO PORTION OF THIS TRACT (DOC HOLLADAY BUSINESS PARK) IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) # 48259C0275 F DATED DECEMBER 17, 2010.
2. WATER SERVICE SHALL BE PROVIDED BY A PRIVATE WATER WELL CONSTRUCTED ON THE LOT BY THE OWNER THEREOF, MEETING THE REQUIREMENTS OF THE COW CREEK GROUNDWATER CONSERVATION DISTRICT AND TECO. WELLS SHALL HAVE A 50 FOOT SANITARY CONTROL EASEMENT UNLESS A SMALLER IS PERMITTED BY COW CREEK GROUNDWATER CONSERVATION DISTRICT.
3. SEWAGE FACILITIES SHALL BE PROVIDED BY A PRIVATE ON-SITE SEWAGE FACILITY CONSTRUCTED ON THE LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF KENDALL COUNTY, TEXAS AND TECO.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY LYDAR CONTOURS.
5. THIS SUBDIVISION LIES TOTALLY WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY CENTRAL APPRAISAL DISTRICT.
6. THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT OUTSIDE OF AND ADJACENT TO BOTH F.M. HIGHWAY 289 AND INTERSTATE HIGHWAY 10 AND A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE LOT, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
7. ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF THE WHITE BUSINESS PARK SUBDIVISION.
8. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
9. BEARINGS USED ON THIS PLAT ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
10. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE.
11. TELEPHONE SERVICE IS PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
12. THIS SUBDIVISION IS NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.
13. NO STRUCTURES OR IMPROVEMENTS WILL BE LOCATED IN A MANNER THAT WOULD RESTRICT VEHICLE SIGHT DISTANCE.
14. APPROVAL OF A DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT OR THE PLACEMENT OF FILL.
15. EACH DEVELOPER OF THESE LOTS SHALL SUBMIT TO THE COUNTY DEVELOPMENT OFFICE FOR APPROVAL A STUDY ADDRESSING STORM WATER RUNOFF FROM THE SITE AS REQUIRED BY COUNTY REGULATION 405.1600. STORM WATER DETENTION MAY BE REQUIRED.
16. TRACT SIZE, LIMITATIONS ON BUILDING HEIGHT AND BUILDING SETBACK REQUIREMENTS: DUE TO THE LIMITED EQUIPMENT CAPABILITIES AVAILABLE IN THE COUNTY TO FIGHT FIRES, NO BUILDING OR STRUCTURE SHALL EXCEED THREE STORIES (35 FEET) IN HEIGHT. SUBJECT TO THE ADDITIONAL REQUIREMENTS IMPOSED BY SUBSECTIONS 5.5.3 AND 5.6.1, EACH BUILDING SHALL BE LOCATED ON A TRACT OF LAND SUFFICIENT IN SIZE TO ACCOMMODATE THE BUILDING OR BUILDINGS LOCATED ON IT AND PROVIDE AT LEAST TWENTY FIVE FEET OF SETBACK BETWEEN THE BUILDING OR BUILDINGS AND ANY PROPERTY LINE OR STREET, ROAD OR ALLEY, AT LEAST FIFTY FEET OF OPEN SPACE BETWEEN THE BUILDING AND ANY ADJACENT BUILDING, AND LARGE ENOUGH TO PROVIDE ADEQUATE OFF STREET PARKING FOR THE NUMBER OF MOTOR VEHICLES AS DETERMINED BY THE COUNTY ENGINEER TO RESULT FROM THE OCCUPANCY OR USE OF THE UNIT OR UNITS LOCATED ON THE TRACT OF LAND.
17. LIGHTING: SUFFICIENT LIGHTING SHALL BE PROVIDED WITHIN THE DEVELOPMENT TO ILLUMINATE ALL AREAS OF THE DEVELOPMENT FOR SAFETY, SECURITY, LAW ENFORCEMENT AND EMERGENCY SERVICES PURPOSES. SUCH LIGHTING SHALL BE DESIGNED AND INSTALLED SO THAT LIGHT IS DIRECTED DOWNWARD AND OUTWARD WITH MINIMAL LIGHT DIRECTED UPWARD ("DARK SKY" FIXTURES).
18. TRASH AND WASTE COLLECTION AND DISPOSAL: ALL MULTI-UNIT DEVELOPMENTS, COMMERCIAL ESTABLISHMENT, PUBLIC BUILDING, AND MULTIFAMILY RESIDENTIAL BUILDING, SHALL BE SERVED BY A PUBLIC OR COMMERCIAL WASTE COLLECTION AND DISPOSAL SERVICE THAT COLLECTS ALL TRASH AND RUBBISH AT LEAST ONCE WEEKLY. IT SHALL BE A CONDITION OF OCCUPANCY THAT ALL OWNERS OF UNITS IN THE DEVELOPMENT AGREE TO BE SERVED BY SUCH SERVICE. ALL ROADS, STREET, ALLEYS, AND DRIVEWAYS, AND ALL COMMON AREAS SHALL BE KEPT CLEAR OF ALL WASTE, TRASH, INOPERATIVE MOTOR VEHICLES AND OTHER UNSANITARY, UNHEALTHFUL, UNSIGHTLY AND NUISANCE CONDITIONS. ALL AREAS SHALL BE KEPT MOWED AND FREE OF HIGH GRASS AND WEEDS OR OTHER CONDITIONS THAT HARBOR INSECTS, RODENTS OR OTHER CONDITIONS THAT POSE A THREAT TO THE HEALTH, SAFETY OR WELFARE OF THE OCCUPANTS, USERS, AND/OR GUESTS OF THE DEVELOPMENT OR CITIZENS OF KENDALL COUNTY.
19. PARKING: UNLESS DESIGNATED ON THE DEVELOPMENT PLAN AND APPROVED BY THE COMMISSIONERS COURT, NO ON STREET PARKING OF MOTOR VEHICLES WILL BE PERMITTED IN THE DEVELOPMENT. ADEQUATE PARKING SPACES SHALL BE PROVIDED WITHIN THE DEVELOPMENT FOR OCCUPANTS, USERS, AND/OR GUESTS AS DETERMINED BY THE COUNTY ENGINEER AND/OR DEVELOPMENT ENGINEER, BASED ON THE NUMBER OF UNITS IN THE DEVELOPMENT, THE SIZE OF SUCH UNITS, AND THE INTENDED USE OF SUCH UNITS.

THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS HAS REVIEWED THIS AMENDING PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

ENGINEER

THIS SUBDIVISION PLAT OF DOC HOLLADAY BUSINESS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF KENDALL COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS ____ DAY OF _____, A.D. 2021.

COUNTY JUDGE

COMMISSIONER PRECINCT NO.1

COMMISSIONER PRECINCT NO.2

COMMISSIONER PRECINCT NO.3

COMMISSIONER PRECINCT NO.4

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 the ____ day

of _____ A.D. 2021 at _____ m. in the plat records of said county in Document No. _____.

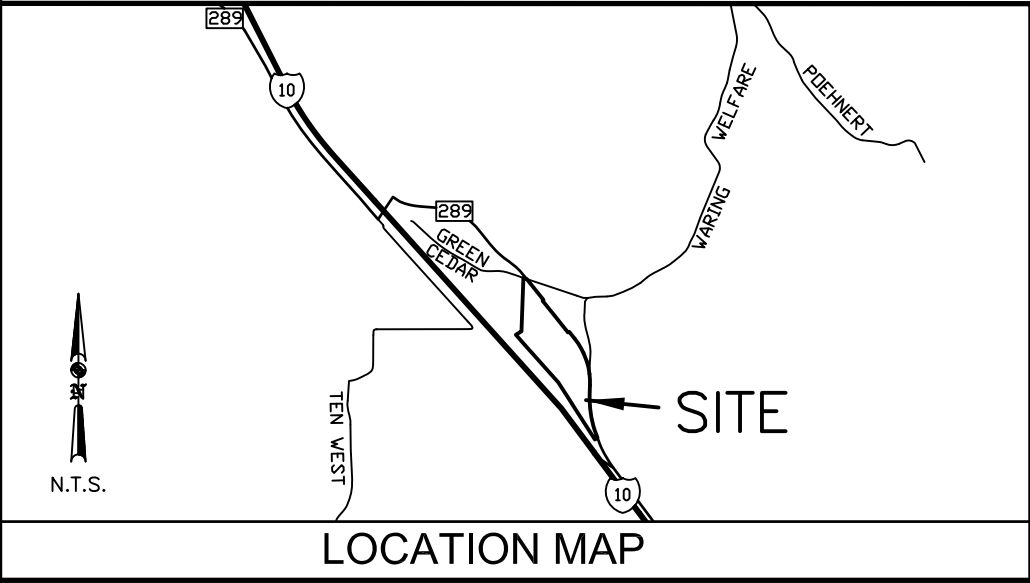
Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records.

In testimony, whereof, witness my hand and official seal of office, this ____ day of _____ A.D. 2021

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

KENDALL COUNTY
RECORDING STICKER
TO BE PLACED HERE



TxDOT Notes:

(1) For developments directly adjacent to State right-of-way, the developer and/or landowner shall be responsible for adequate setback and/or sound abatement measures for present and/or future noise mitigation.

(2) The developer and/or the future landowner is responsible for preventing any adverse impact to TxDOT highway and drainage system within in the right-of-way. A hydraulic review is required.

(3) Intersection and/or Driveway access to the state highway will be regulated as directed by the current edition of the TxDOT Access Management Manual. This subdivision is eligible for entrances to not be less than 425' in spacing, non access easements have been drawn for adequate spacing.

(4) If sidewalks are required by TxDOT or the appropriate City ordinance the location, the design, and specifications shall adhere to TxDOT requirements when permitted in TxDOT Right-of-Way. A TDLR inspection report will be required. A sidewalk easement is required.

(5) TxDOT will use the current editions of the appropriate manuals when issuing permits. Typical manuals used, but not limited to are: TxDOT Access Management Manual, San Antonio District Driveway, Sidewalk, Landscaping, and Drainage Permit Package, TxDOT Roadway Design Manual, TxDOT Hydraulic Manual, TxDOT Construction Specifications, and TxDOT Standard Sheets when the site develops.

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN IN THE OF SITE IMPROVEMENT STRUCTURES AND WAS ACCOMPLISHED UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL ENGINEER # 108753
JAMES P. MCGARR
CIVIL TECH, PLLC.
P.O. BOX 13711
BOERNE, TEXAS 78006

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES MCGARR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

I. THOMPSON
SURVEY NO. 4
ABSTRACT NO. 495

BOLLINGER INVESTMENTS
PARTNERS, LTD.
VOLUME 950 PAGES 323-330
OFFICIAL RECORDS
14.586 ACRES

BOLLINGER INVESTMENTS
PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
VOLUME 1475 PAGES 79-87
OFFICIAL RECORDS
0.126 ACRES

A. WHITE
SURVEY NO. 348
ABSTRACT NO. 853

A. WHITE
SURVEY NO. 348
ABSTRACT NO. 853

L.D. WHITE
SURVEY NO. 251
ABSTRACT NO. 705

INT. & GT. NORTHERN R.R. CO
SURVEY NO. 85A
ABSTRACT NO. 950

WACO MFG. CO.
SURVEY NO. 61
ABSTRACT NO. 606

LEGEND:

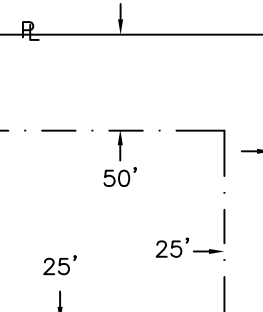
- TELEPHONE PEDESTAL
- POWER POLE
- OVERHEAD UTILITIES
- SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP EXCEPT WHERE NOTED OTHERWISE

SCALE: 1" = 200'

NORTH

TYPICAL BUILDING SETBACKS

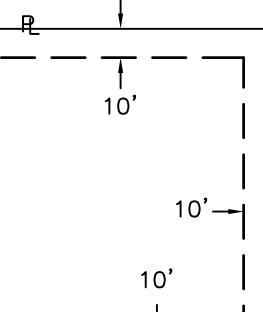
F.M. HIGHWAY 289



INTERSTATE HIGHWAY NO. 10

TYPICAL EASEMENTS

F.M. HIGHWAY 289



INTERSTATE HIGHWAY NO. 10

ACCESS EASEMENT NOTES:

- ONE (1) FOOT NON-VEHICULAR ACCESS EASEMENT ALONG FM 289 ESTABLISHED TO ENSURE ADEQUATE ACCESS TO ALL LOTS MEETING TXDOT'S DRIVEWAY SPACING REQUIREMENT OF FOUR HUNDRED TWENTY FIVE (425) FEET. LOTS SHALL HAVE A MINIMUM OF ONE HUNDRED (100) FEET WITHOUT NON-VEHICULAR ACCESS EASEMENT AS SHOWN ON THE PLAT.
- LOTS 2 AND 3 SHALL HAVE A SINGLE ACCESS CONTAINED WITHIN A SHARED ACCESS EASEMENT SHOWN ON PLAT THAT SERVES BOTH LOTS
- ALL LOTS TO HAVE A ONE (1) FOOT NON-VEHICULAR ACCESS EASEMENT ALONG IH 10 FRONTAGE SET TO EXPIRE UPON COMPLETION OF THE FUTURE ACCESS ROAD.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Stormwater Infrastructure Funding
DEPARTMENT & PERSON MAKING REQUEST	Commissioner Pct 3 - Richard Chapman Commissioner Pct 4 - Don Durden Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Discussion and possible action on developing a Memorandum of Understanding (MOU) with the City of Boerne to fund proposed stormwater infrastructure projects.
REASON FOR AGENDA ITEM	Stormwater Infrastructure Funding
WHO WILL THIS AFFECT?	Pct # 1-3
ADDITIONAL INFORMATION	None



EMS

Kendall
County
Sheriff

Project #1A

Project #1B

Boerne VFD

Boerne

Boerne
High School

Methodist
Healthcare System
of San Antonio

Boerne
Police
Dept.



FEMA_A_AE_FLOODWAY	
ZONE_SUBTY	
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
	A
	AE
	FLOODWAY

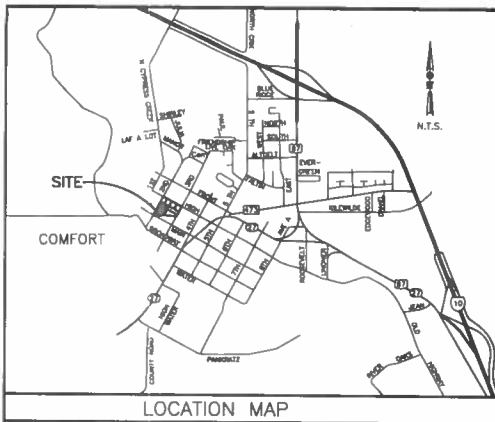
0 487.5 975 1,950 2,925 3,900 Feet

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KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Amending Plat Town of Comfort
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Richard Tobolka
PHONE # OR EXTENSION #	830-249-9343 Ext. 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on approving the Amending Plat for the Town of Comfort, in accordance to Section 209.200 of the Kendall County Development Rules and Regulations. The proposed Amending Plat creates 11 lots out of 11 existing lots. The proposed lots will be served by central water and central sewer (Real Business LLC, Sustainable Comfort LLC).
REASON FOR AGENDA ITEM	Amending Plat Town of Comfort
WHO WILL THIS AFFECT?	Pct # 4
ADDITIONAL INFORMATION	Existing lots 125, 126, 127, 128, 129, 135, 136A, 173A, 174B, 175A, and 176A into proposed lots 129A, 129B, 129C, 129D, 129E, 129F, 129G, 129H, 129J, 129K, and 129L



AMENDING PLAT

CREATING LOTS 129A, 129B, 129C, 129D, 129E, 129F,
129G, 129H, 129J, 129K, AND 129L,
TOWN OF COMFORT, KENDALL COUNTY, TEXAS

PLAT SHOWING: Lot 129A, containing 0.358 acres, Lot 129B, containing 0.442 acres, Lot 129C, containing 0.495 acres, Lot 129D, containing 0.494 acres, Lot 129E, containing 0.571 acres, Lot 129F, containing 0.720 acres, Lot 129G, containing 0.266 acres, Lot 129H, containing 0.376 acres, Lot 129J, containing 0.389 acres, Lot 129K, containing 0.389 acres and Lot 129L, containing 0.389 acres, Town of Comfort, Kendall County, Texas being all of Lots 125, 126, 127, 128, 129, 135, Town of Comfort, Kendall County, Texas according to plat thereof recorded in Volume 22, Page 331, Kendall County Deed Records and all of Lots 136A, 172B, 173A, 174B, 175A and 176A, Town of Comfort, Kendall County, Texas according to plat thereof recorded in Document No. 2020-348437, Kendall County Official Records.

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY LOT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SUSTAINABLE COMFORT, LLC, A TEXAS LIMITED LIABILITY COMPANY
MONTY WALDEN, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONTY WALDEN, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY LOT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SUSTAINABLE COMFORT, LLC, A TEXAS LIMITED LIABILITY COMPANY
SHERRY WALDEN, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHERRY WALDEN, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, County Clerk of said county, do hereby certify that the foregoing

instrument of writing with this certificate of authentication was filed for record in my office the ____ day

of _____ A.D. 2021 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. 2021

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: DEPUTY

NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. FIELD SURVEY COMPLETED 01/10/2021.
3. WATER SERVICE SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.
4. SEWAGE FACILITIES SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.
5. THIS LOT IS LOCATED WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT.
6. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE INC.
7. TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE INC.
8. THESE LOTS HAVE BEEN DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA "ZONE AE" ACCORDING TO LETTER OF MAP REVISION NO. 19-06-2757P DATED JULY 13, 2020.
9. THIS LOT IS NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.
10. THIS AMENDING PLAT DOES NOT CHANGE OR ALTER COVENANTS AND RESTRICTIONS BY PREVIOUS SUBDIVISION PLAT OR OTHER METHODS.
11. ACRES NET REPRESENTS AREA OUTSIDE OF A SPECIAL FLOOD HAZARD AREA. THIS AREA WAS CALCULATED BY OVERLAYING THE FEMA KENDALL COUNTY LETTER OF MAP REVISION (LOMR) NO. 19-06-2757P EFFECTIVE DATE JULY 13, 2020. NO ELEVATIONS OR FLOOD STUDY WAS DONE TO VERIFY THE LOCATION OF THE LOMR LINE.
12. PROPERTY OWNERS OF LOTS 129E, 129F, 129G, 129H, 129J, AND 129K ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS AND STRUCTURES ON THEIR PROPERTY AND MY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, OR SEPTIC DRAIN FIELDS).

SURVEYORS CERTIFICATE:

STATE OF TEXAS
COUNTY OF KENDALL

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



REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

DATE: 08-03-2021

JOB# 20-380

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY LOT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

REAL BUSINESS, LLC, A TEXAS LIMITED LIABILITY COMPANY
ADAM BOND, DIRECTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM BOND, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THIS AMENDING PLAT OF LOTS 129A, 129B, 129C, 129D, 129E, 129F, 129G, 129H, 129J, 129K, AND 129L, TOWN OF COMFORT, KENDALL COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF KENDALL COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS ____ DAY OF _____, A.D. 2021.

COUNTY JUDGE

COMMISSIONER PRECINCT NO.1

COMMISSIONER PRECINCT NO.2

COMMISSIONER PRECINCT NO.3

COMMISSIONER PRECINCT NO.4

AMENDING PLAT SHOWING:

Lot 129A, containing 0.358 acres, Lot 129B, containing 0.442 acres, Lot 129C, containing 0.495 acres, Lot 129D, containing 0.494 acres, Lot 129E, containing 0.571 acres, Lot 129F, containing 0.720 acres, Lot 129G, containing 0.266 acres, Lot 129H, containing 0.376 acres, Lot 129I, containing 0.389 acres, Lot 129K, containing 0.389 acres and Lot 129L, containing 0.389 acres, Town of Comfort, Kendall County, Texas.

SPECIAL FLOOD HAZARD AREA ZONE AE AS SHOWN ON LETTER OF MAP REVISION NO. 19-06-2757P EFFECTIVE DATE JULY 13, 2020

SCALE: 1" = 40'

NORTH

LEGEND:

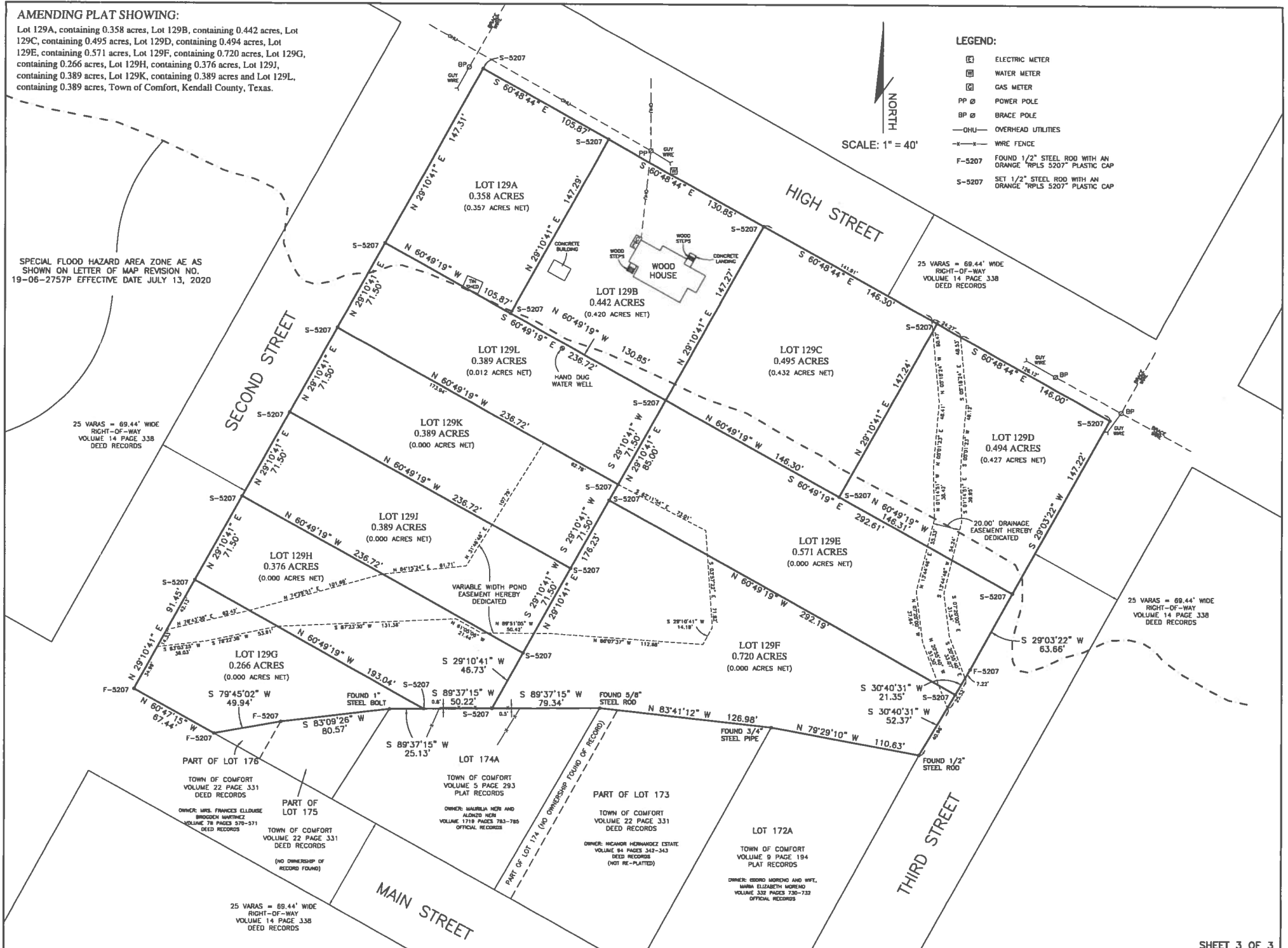
- ⊠ ELECTRIC METER
- ⊠ WATER METER
- ⊠ GAS METER
- PP ⊙ POWER POLE
- BP ⊙ BRACE POLE
- OHU— OVERHEAD UTILITIES
- K—K— WIRE FENCE
- F-5207 FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- S-5207 SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

25 VARAS = 69.44' WIDE
RIGHT-OF-WAY
VOLUME 14 PAGE 338
DEED RECORDS

25 VARAS = 69.44' WIDE
RIGHT-OF-WAY
VOLUME 14 PAGE 338
DEED RECORDS

25 VARAS = 69.44' WIDE
RIGHT-OF-WAY
VOLUME 14 PAGE 338
DEED RECORDS

25 VARAS = 69.44' WIDE
RIGHT-OF-WAY
VOLUME 14 PAGE 338
DEED RECORDS





KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Financial Guarantee - Amending Plat Town of Comfort
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Richard Tobolka
PHONE # OR EXTENSION #	830-249-9343 Ext. 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on approval of a Letter of Credit for Amending Plat of Comfort (lots 129A, 129B, 129C, 129D, 129E, 129F, 129G, 129H, 129J, 129K, 129L) in the amount of \$11,582.00 for construction of a detention pond (Real Business LLC, Sustainable Comfort LLC).
REASON FOR AGENDA ITEM	Financial Guarantee Amending Plat town of Comfort
WHO WILL THIS AFFECT?	Pct # 4
ADDITIONAL INFORMATION	None

September 3, 2021

Irrevocable Letter of Credit No.: 142608

Amount: \$11,582

Issue Date: September 3, 2021

Expiration Date: September 2, 2022

Beneficiary:

Name: Kendall County Judge

Beneficiary Address: 201 E. San Antonio, Boerne, TX 78006

RE: Sustainable Comfort, LLC & Real Business, LLC
183 Majestic Ridge, Comfort, TX 78013
Drainage Improvements

Security State Bank & Trust does hereby issue this Irrevocable Letter of Credit No. 142608 in Beneficiary's favor for account of Sustainable Comfort, LLC & Real Business, LLC (the "Land Owner"), up to the aggregate sum of Eleven Thousand Five Hundred and Eighty-Two Dollars (\$11,582) expiring September 2, 2022 at our counters available by payment against Beneficiary's draft at sight on Security State Bank & Trust (the "Bank") accompanied by:

Written certification signed by the County Judge, any County Commissioner or the County Treasurer that Land Owner has failed to complete certain land improvements consisting of a detention pond (the "Improvements") for the site located south of High Street between 2nd Street and 3rd Street in the Town of Comfort, Kendall County, Texas, consisting of approximately 5 acres and 11 single-family residential lots within two (2) years from the date of approval of the final plat by the Kendall County Commissioners Court or, alternatively, that the Improvements have not been completed and the Land Owner has failed to timely extend this Letter of Credit.

SPECIAL CONDITIONS

1. This Letter of Credit may not be canceled by the Land Owner prior to the expiration date without the written consent of the Beneficiary.
2. Any draft drawn under this Letter of Credit must be marked "Drawn under Irrevocable Letter of Credit No. 142608 Issued by Security State Bank & Trust".
3. Any funds drawn under this Letter of Credit shall be used to complete the Improvements in accordance with the plans and specifications and the applicable Kendall County, Texas Development Rules and Regulations.
4. Upon completion of the Improvements in accordance with the plans and specifications, Kendall County shall release this Letter of Credit and return it to the Land Owner.
5. If this Letter of Credit is not extended or renewed by the Bank at least forty-five (45) days before the expiration date, then Beneficiary may give written notice at least fourteen (14) days prior to calling for funds on this Letter of Credit, to Bank and Land Owner at their respective stated addresses sent by courier/certified mail, return receipt requested, that "this Letter of Credit is about to expire (in forty-five (45) days or less) and that construction of the Improvements has not been completed, and that Kendall County intends to draw upon this Letter of Credit unless a substitute Letter of Credit in an approved form, and in an amount equal to the Stated Amount

hereinabove or such reduced amount approved by the County Commissioner's Court is substituted prior to the expiration date of this Letter of Credit."

6. Prior to collecting on the Letter of Credit because of Land Owner's failure to timely complete the Improvements in accordance with the plan and specifications and County Regulations, Kendall County will give written notice at least seven (7) days prior to calling for funds on this Letter of Credit, to Bank and Land Owner at their respective stated addresses sent by courier/certified mail, return receipt requested, that the Improvements have not been completed in accordance with the plans and specifications and that Kendall County intends to draw upon this Letter of Credit.

Security State Bank & Trust agrees that drafts drawn and presented in conformity with the terms of this credit will be duly honored on presentation to Security State Bank & Trust, 832 Front St, Comfort, TX 78013, on or before the expiration date indicated. Drafts must be drawn and presented to Security State Bank & Trust by 5:00PM on September 2, 2022. Drafts will be honored within seven (7) banking days of presentment. We agree that drafts drawn and presented in accordance with this letter of credit shall be duly honored. Partial draws will be permitted, and the Letter of Credit shall be reduced by the amount of such partial draws as well as by the reduction letters authorized by the County. The sum of such partial draws shall on no account exceed the Stated Amount of this credit, and upon any draw or reduction letter which exhausts this credit the original of this credit shall be surrendered to us.

Address of Issuer: 832 Front St, Comfort, TX 78013

A handwritten signature in black ink, appearing to read "Jeff Goldman", followed by the letters "SRVP" in a stylized, cursive-like font.

Security State Bank & Trust

By: Jeff Goldman

Title: Branch President

Address of Land Owner:

183 Majestic Ridge

Comfort, TX 78013

CC:

Richard J. Tobolka, P.E., CFM

County Engineer

Mary Ellen Schulle, PE, CFM

Development Engineer

Don Durden, PE, RPLS

County Commissioner, Precinct 4

Kendall County, Texas

201 E. San Antonio Ave. Ste 100

Boerne Tx. 78006

Office: (830)331-8252



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Release Letter of Credit - Cordillera Ranch Unit 302A
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Richard Tobolka
PHONE # OR EXTENSION #	830-249-9343 Ext. 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the release of Letters of Credit for Cordillera Ranch, Unit 302A, in the amount of \$59,312.00 for construction of water improvements (CR/KWW Partnership, Ltd.)
REASON FOR AGENDA ITEM	Release Letter of Credit, Cordillera Ranch Unit 302A
WHO WILL THIS AFFECT?	Pct # 3
ADDITIONAL INFORMATION	None



November 18, 2020

Irrevocable Letter of Credit No.: 1127

Amount: \$59,312.00

Issue Date: 11/18/2020

Expiration Date: 11/18/2021

Beneficiary:

Name: Kendall County Judge

Beneficiary Address: 201 E. San Antonio, Boerne, TX 78006

RE: CR/KWW Partnership, Ltd.
Unit 302A, Cordillera Ranch, Kendall County, Texas
Water Improvements

Southside Bank does hereby issue this Irrevocable Letter of Credit No. 1127 in Beneficiary's favor for account of CR/KWW Partnership, Ltd. (the "Developer"), up to the aggregate sum of Fifty-Nine Thousand Three Hundred Twelve Dollars and Zero Cents (\$59,312.00) expiring 11-18-2021 at our counters available by payment against Beneficiary's draft at sight on Southside Bank (the "Bank") accompanied by:

Written certification signed by the County Judge, any County Commissioner or the County Treasurer that CR/KWW Partnership, Ltd., has failed to complete certain subdivision improvements consisting of water improvements (the "Improvements") for Unit 302A within two (2) years from the date of approval of the final plat by the Kendall County Commissioners Court or, alternatively, that the Improvements have not been completed and that CR/KWW Partnership, Ltd., has failed to timely extend this Letter of Credit."

SPECIAL CONDITIONS:

1. This Letter of Credit may not be canceled by the Developer prior to the expiration date without the written consent of the Beneficiary.
2. Any draft drawn under this letter of credit must be marked "Drawn under Irrevocable Letter of Credit No. 1127 issued by Southside Bank".
3. Unless otherwise expressly stated herein, this letter of credit shall be governed by the Uniform Commercial Code as enacted in the State of Texas on the date of issuance and shall also, to the extent not inconsistent with such code be governed by the International Standby Practices ISP98 of the International Chamber of Commerce.
4. Any funds drawn under this Letter of Credit shall be used to complete the Improvements in accordance with the plans and specifications and the applicable Kendall County, Texas Regulations, Rules and Specifications for Roads and Subdivisions (the "Subdivision Regulations").
5. Upon completion of the Improvements in accordance with the plans and specifications and the Subdivision Regulations, Kendall County shall release this Letter of Credit and return it to

PO Box 1079
Tyler, Texas 75710
903.531.7111
Member FDIC

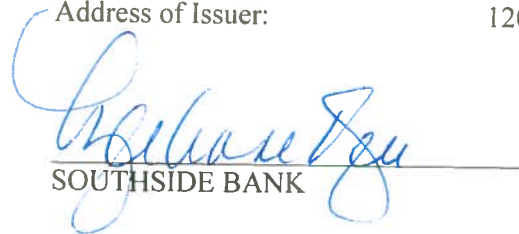
Developer.

6. If this Letter of Credit is not extended or renewed by Southside Bank at least forty-five (45) days before the expiration date, then Beneficiary may give written notice at least fourteen (14) days prior to calling for funds on this Letter of Credit, to Bank and Developer at their respective stated addresses sent by courier/certified mail, return receipt requested, that "this Letter of Credit is about to expire (in forty-five (45) days or less) and that construction of the Improvements has not been completed, and that Kendall County intends to draw upon this Letter of Credit unless a substitute Letter of Credit in an approved form, and in an amount equal to the Stated Amount stated hereinabove or such reduced amount approved by the County Commissioner's Court, is substituted prior to the expiration date of this Letter of Credit."
7. Prior to collecting on this Letter of Credit because of Developer's failure to timely complete the Improvements in accordance with the plans and specifications and County Subdivision Regulations, Kendall County will give written notice at least seven (7) days prior to calling for funds on this Letter of Credit, to Bank and Developer at their respective stated addresses sent by courier/certified mail, return receipt requested, that the Improvements have not been completed in accordance with the plans and specifications and County Subdivision Regulations and that Kendall County intends to draw upon this Letter of Credit.

Southside Bank agrees that drafts drawn and presented in conformity with the terms of this credit will be duly honored on presentation to Southside Bank, 1201 S Beckham Av, Tyler, TX 75701 on or before the expiration date indicated. Drafts must be drawn and presented to Southside Bank by 5:00 p.m. on 11/18/2021. Drafts will be honored within seven (7) banking days of presentment. We agree that drafts drawn and presented in accordance with this letter of credit shall be duly honored. Partial draws will be permitted and the letter of credit shall be reduced by the amount of such partial draws as well as by any reduction letters authorized by the County. The sum of such partial draws shall on no account exceed the Stated Amount of this credit, and upon any draw or reduction letter which exhausts this credit, the original of this credit shall be surrendered to us.

Address of Issuer:

1201 S Beckham Ave, Tyler, TX 75701



SOUTHSIDE BANK

Name: Leigh Anne Rozell

Title: Senior Vice President

Address of Developer:

CR/KWW Partnership, Ltd.
28 Cordillera Trace, Suite 4
Boerne, TX 78006



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Military Leave Policy
DEPARTMENT & PERSON MAKING REQUEST	Juanita Espino, Human Resources Director
PHONE # OR EXTENSION #	830-249-9343 Ext 600
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the revised Military Leave Policy as mandated by HB1589.
REASON FOR AGENDA ITEM	Government mandate
WHO WILL THIS AFFECT?	Employees enlisted in the Armed Forces as Reservist
ADDITIONAL INFORMATION	None

3.07 MILITARY LEAVE

All Kendall County employees who are members of the National Guard or active reserve components of the United States Armed Forces shall be allowed up to fifteen (15) days off per federal fiscal year with pay for active duty or to attend active or inactive authorized training sessions and exercises. The fifteen (15) day paid military leave shall apply to the Federal Fiscal year and any unused balance at the end of the year shall not be carried forward into the next Federal Fiscal year. Pay for attendance at Reserve or National Guard training sessions or exercises shall be authorized only for periods which fall within the employee's normal work schedule. An employee may use vacation leave, earned compensatory time, or leave without pay if they must attend Reserve or National Guard Training sessions or exercises in excess of the fifteen-day maximum.

Any Kendall County employee who is a member of the Texas military forces, a reserve component of the armed forces, or a member of a state or federally authorized urban search and rescue team called to state active duty by the governor or another appropriate authority in response to a disaster is entitled up to 7 days of paid disaster leave per fiscal year. This leave is in addition to the paid leave provided for authorized training or duty otherwise authorized or ordered. During disaster leave under these provisions, the person may not be subjected to loss of time, efficiency rating, personal time, sick leave, or vacation time.

An employee going on military leave shall provide their supervisor with a set of orders within two business days after receiving them.

Upon request of the employee, Kendall County will provide a statement that contains the number of workdays used for military leave in the fiscal year as well as a statement of the number of workdays left for use during the fiscal year.

Kendall County employees who leave their positions because of being called to active military service or who voluntarily enter the Armed Forces of the United States shall be eligible for re-employment in accordance with state and federal laws in effect at the time of their release from duty.

Revision Approved:

A BILL TO BE ENTITLED

AN ACT

relating to paid leave for public officers and employees engaged in certain military service.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 437.202, Government Code, is amended by adding Subsection (a-1) to read as follows:

(a-1) In addition to the leave provided under Subsection (a), a person described by Subsection (a) called to state active duty by the governor or another appropriate authority in response to a disaster is entitled to a paid leave of absence from the person's duties for each day the person is called to active duty during the disaster, not to exceed seven workdays in a fiscal year. During a leave of absence under this subsection, the person may not be subjected to loss of time, efficiency rating, personal time, sick leave, or vacation time. For purposes of this subsection, "disaster" has the meaning assigned by Section 418.004.

SECTION 2. This Act takes effect September 1, 2021.

3.07 MILITARY LEAVE

Current policy

It is the policy of the county to grant military leave of absence in accordance with applicable law and to enable employees to participate in the military Reserves and National Guard.

Kendall County regular full-time and regular part-time employees who are members of the National Guard or Active Reserve Branches of the United States Armed Forces shall be allowed up to 15 days off per federal fiscal year with pay to attend authorized training sessions and exercises. The 15-day paid military leave shall apply to the Federal Fiscal year and any unused balance at the end of the year shall not be carried forward into the next Federal Fiscal year.

Pay for attendance at Reserve or National Guard training sessions or exercises shall be authorized only for periods which fall within the employee's normal work schedule. An employee may use annual leave, earned compensatory time, or leave without pay if they must attend Reserve or National Guard Training sessions or exercises in excess of the 15-day maximum.

An employee going on military leave shall provide his or her supervisor with a set of orders within two business days after receiving them.

While an employee who receives a military leave of absence serves in the military, the department head shall fill the person's position in the department in accordance with this section. The employee who fills the position is subject to replacement by the person who received the military leave at the time such person returns to active duty in the department.

Upon termination of active military service, an employee who receives a military leave of absence is entitled to be reinstated to the position that the person held with the county at the time the leave of absence was granted or to an equivalent position if the original position no longer exists, provided that the person;

1. Receives an honorable discharge;
2. Remains physically and mentally fit to discharge the duties of that position; and
3. Makes an application for reinstatement within 90 days after the date the person is discharged from military service.

On reinstatement, the employee shall receive full seniority credit for the time spent in the military service. Any cost of living increases in salary given to county employees during the time that an individual is absent on military leave shall also be given to the absent employee upon his return to employment.

Employees absent on military leave shall not accrue vacation leave or sick leave or be entitled to health, dental, life insurance or retirement contributions for themselves or their dependents during the period of their absence unless the employees elect to continue such coverage at their own expense. In such case, premiums must be paid to the Human Resources Department on or before the first day of each month or such coverage will lapse.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021
OPEN SESSION

SUBJECT	Job Descriptions
DEPARTMENT & PERSON MAKING REQUEST	Juanita Espino, Human Resources Director
PHONE # OR EXTENSION #	830-249-9343 Ext 600
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the job descriptions for Firefighter and those in the Pretrial Services Office which are Pretrial Services Director, Indigent Defense Coordinator, and Case Manager I.
REASON FOR AGENDA ITEM	New positions
WHO WILL THIS AFFECT?	Respective departments
ADDITIONAL INFORMATION	None

KENDALL COUNTY CLASS SPECIFICATION

Firefighter

Department: Rural Fire

Report to: Fire Marshal

Date Approved:

FLSA: Non-exempt

Work Status: Full time

EEO Category: Service Maintenance

GENERAL SUMMARY

Under general supervision, the purpose of the position is to assist the County Volunteer Fire Departments, Fire Marshal, County Emergency Management Coordinator, and others with various tasks. Employees in this classification are responsible in assisting the control and extinguishment of fires and providing definitive care at the scene of an accident or illness as a first responder.

ESSENTIAL FUNCTIONS

Serve as essential emergency personnel, and must respond when required to fires, fire alarms, emergency medical calls and other emergency calls.

Perform rescue and rescue support functions at scenes requiring technical rescue.

Provide assistance to fire chiefs at the different fire departments as needed and ensures fire apparatus are ready to respond.

Regular and prompt attendance required.

Operate firefighting, medical and rescue equipment, and apparatus

OTHER DUTIES/RESPONSIBILITIES

Assist County Fire Departments with daily activities in and around the Fire Station.

Maintain inspections of fire apparatus and equipment and ensure adherence to maintenance programs.

Inspect, clean, and maintain apparatus, equipment, stations, and grounds.

Attend fire, medical and emergency management training.

Other duties as assigned.

EXPERIENCE AND TRAINING

High school diploma or GED equivalent is required.

Training in firefighting and EMS, Incident Command (ICS), Hazardous Materials (HM), Weapons of Mass Destruction (WMD), Rescue and Emergency Management response.

FEMA IS-100, 200, 700 and 800 (within six months of hire)

Wildland Fire Fighting S-130/S-190 (subject to availability of the course)

LICENSES AND CERTIFICATIONS

Valid Class B CDL Texas Driver's license (or must obtain within six months of hire)

Basic EMT DSHS certification

Basic Firefighters certificate by Texas Commission Fire Protection

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Firefighting equipment functions, techniques, and apparatus
- Emergency Medical Skills
- Office procedures and equipment.
- Computer equipment.
- Speak English

Ability to:

- Communicate verbally and in writing.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Ability to remain calm and exercise good judgement during hazardous fire-suppression activities.
- Communicate and interact with the general public, departmental customers and various County personnel.
- Follow safe work practices including workplace safety policies and procedures.
- Operate motor vehicles and heavy equipment such as tractor, backhoe, and dump truck.
- Use radio equipment.

Physical Requirements:

- Highly dangerous work with the possibility of prolonged periods working in high heat, high-stress situations.
- Must possess the ability to perform high-intensity physical labor including the ability to carry, drag, climb, and crawl, often across uneven terrain.
- Must be able to move at least 150 pounds at a time.
- May need to be on shift for days at a time with very little rest.
- Exposure to fire and smoke, dangerous chemicals and poisonous gases.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

KENDALL COUNTY CLASS SPECIFICATION

CASE MANAGER I

Department: Pretrial Services

Report to: Director

Date Approved:

FLSA: Non-Exempt

Work Status: Full time

EEO Category: Administrative Support

GENERAL SUMMARY

Under general supervision, the purpose of the position is to perform the functions of the County's Pretrial Services Department in compliance with the plans established by the District Court, County Court at Law and state law. Provide the courts, the public, attorneys, other criminal justice agencies, and criminal defendants up to date and accurate information.

ESSENTIAL FUNCTIONS

Supervises clients granted release during the pretrial period and ensures defendants comply with pretrial court orders.

Screens defendants and determines indigence for appointment of counseling.

Counsels defendants, prior to release from custody, regarding special conditions while on release, including program referrals and advises regarding court appearances.

Identify defendants with mental health and substance abuse needs and veteran status.

Assess behavioral indicators and criminal records to assist the courts in identifying defendants who may post a public safety risk.

Recommend to the courts bond amounts, conditions of bond, and changes to bond conditions.

Report to Court the client's performance.

OTHER DUTIES/RESPONSIBILITIES

Prepares jail and court reports in conformance with departmental guidelines.

Monitors District and County Court dockets to ensure individuals are represented by counsel prior to appearing as practicable.

Facilitate electronic monitoring and install equipment, if necessary.

May be required to collect UA specimens from clients.

Work weekends, holidays, and afterhours if necessary.

Other duties as assigned.

EXPERIENCE AND TRAINING

Bachelor's Degree in Criminal Justice or law related field preferred; experience may substitute for education; three to five years' experience in indigent defense or pretrial services.

LICENSES AND CERTIFICATIONS

Valid Texas Driver's License

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Office procedures and equipment.
- Computer equipment.
- Bilingual in English/Spanish, preferred.

Ability to:

- Utilize various advisory and design data and information such as budgets, reports, documents and files.
- Communicate verbally and in writing.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with the general public, departmental customers and various County personnel.
- Follow safe work practices including workplace safety policies and procedures.
- Work within secure jail settings with criminal offenders.
- Prolonged periods sitting at a desk and working on a computer.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

Note: Pending CC Approval

KENDALL COUNTY CLASS SPECIFICATION

INDIGENT DEFENSE COORDINATOR

Department: Pretrial Services

Report to: Director

Date Approved:

FLSA: Non-Exempt

Work Status: Full time

EEO Category: Professional

GENERAL SUMMARY

Under general supervision, the purpose of the position is to perform the functions of the County's Indigent Defense and Pretrial Services Department in compliance with District Court and County Court Plan and state law. Monitors jail census for compliance with Indigent Defense Plan and state law. Provides education to participants pertaining to Indigent Defense.

ESSENTIAL FUNCTIONS

Disseminates information to individuals involved in the criminal justice system and offices serving the courts to administer indigent services.

Interviews criminal defendants in jail for indigence determination and informs the appropriate court.

Investigates non-compliance, determines corrective actions and implements actions necessary.

Attends criminal court to obtain an attorney to those defendants who do not have legal representation.

Corresponds with Court Coordinators regarding defendant and attorney information for docket notices.

Substitutes attorneys on docket as needed.

OTHER DUTIES/RESPONSIBILITIES

Recommends and reviews policies and procedures to develop and implement indigent defense plan.

Compiles and updates Indigent Defense Manual and updates Texas Indigent Defense Commission website.

Ensures payment to Indigent Defense Counsel.

Processes accounts payable batch for approval of payment.

Work holidays, weekends or after hours if necessary.

Other duties as assigned.

LICENSES AND CERTIFICATIONS

Valid Texas Driver's License

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Odyssey and Techshare, preferred
- Office procedures and equipment
- Computer equipment
- Bilingual in English/Spanish, preferred

Ability to:

- Utilize various advisory and design data and information such as budgets, reports, documents and files.
- Communicate verbally and in writing.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with the general public, departmental customers and various County personnel.
- Follow safe work practices including workplace safety policies and procedures.
- Exposure to dangerous criminal elements.
- At times lift and carry 25 pounds.
- Prolonged periods sitting at a desk and working on a computer.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except

Indigent Defense Coordinator Class Specification
KENDALL COUNTY

where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

Note: Pending CC Approval

KENDALL COUNTY CLASS SPECIFICATION

PRETRIAL SERVICES DIRECTOR

Department: Pretrial Services
Report to: Commissioners Court
Date Approved:

FLSA: Non-Exempt
Work Status: Full time
EEO Category: Professional

GENERAL SUMMARY

Under limited supervision, the purpose of the position is to develop, manage, direct, supervise, coordinate and, if needed, perform the functions of the County's Pretrial Services Department in compliance with the Kendall County District Court and County Court at Law Plan and state law.

ESSENTIAL FUNCTIONS

Disseminates information to individuals involved in the criminal justice system and offices serving the courts, as needed, to administer pretrial conditions and indigent defense.

Disseminates information to the public, as allowable by state law and department policy.

Makes initial indigence determination and presents information to appropriate court after determination has been made.

Investigates instances of non-compliance with indigent defense plans, determine and implement corrective action alongside the Indigent Defense Coordinator.

Monitors pre-conviction ignition interlock reports and supervises individuals on the alcohol monitoring case load and Global Positioning Monitoring Systems caseloads in the absence of the supervising case manager.

Performs risk assessments on individuals unable to make bond within the time limits established by law and the courts.

Monitors individuals released from jail to determine compliance with pretrial services reporting requirements.

OTHER DUTIES/RESPONSIBILITIES

Monitors jail census for compliance with Indigent Defense Plan and State law.

Pretrial Services Director Class Specification
KENDALL COUNTY

Develops and maintains filing system for non-public documents to comply with privacy requirements.

Compiles and updates Indigent Defense and Pretrial Services Department Manual; updates Texas Indigent Defense Commission website.

Recommends and reviews policies and procedures to develop and implement pretrial services and indigent defense plan.

Responsible for the recruiting and hiring process for staff in the department.

Schedules, trains and supervises the department employees.

Prepare department budget and present to Commissioners Court.

Other duties as assigned.

EXPERIENCE AND TRAINING

Bachelor's Degree in Criminal Justice or law related field preferred; experience may substitute for up to two years of education; three to five years' experience in indigent defense and/or pretrial services.

LICENSES AND CERTIFICATIONS

Valid Texas Driver's License

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Odyssey and Techshare, preferred
- Office procedures and equipment
- Computer equipment
- Bilingual in English/Spanish, preferred

Ability to:

- Utilize various advisory and design data and information such as budgets, reports, documents and files.
- Communicate verbally and in writing.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.

Pretrial Services Director Class Specification
KENDALL COUNTY

- Communicate and interact with the general public, departmental customers and various County personnel.
- Follow safe work practices including workplace safety policies and procedures.
- Work within secure jail settings with criminal offenders.
- Prolonged periods of sitting at a desk and working on a computer.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

Note: Pending CC Approval



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Architectural Contract for LEC - Authorization to issue Notice to Proceed
DEPARTMENT & PERSON MAKING REQUEST	Don Durden, Commissioner Precinct 4
PHONE # OR EXTENSION #	210-414-9099
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to authorize the County Judge to issue notice to proceed to Burns Architecture, LLC upon receipt of signed contract and insurance certificates.
REASON FOR AGENDA ITEM	The contract has been signed by both parties and we are awaiting insurance certificates. Approval of this item authorizes issuance of notice to proceed as soon as the insurance certificates are received.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	School Resource Officer Agreement with Boerne ISD
DEPARTMENT & PERSON MAKING REQUEST	Al Auxier, Sheriff
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Consideration and action on the 2021-2022 School Resource Officer agreement with the Boerne Independent School District.
REASON FOR AGENDA ITEM	This agreement allows the Kendall County Sheriff's office to provide a school resource officer(s) to Voss Middle School.
WHO WILL THIS AFFECT?	Boerne ISD
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021
OPEN SESSION

SUBJECT	Inmate Housing Agreement - Burnet County
DEPARTMENT & PERSON MAKING REQUEST	Al Auxier, County Sheriff
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on an Interlocal Cooperation Agreement with Burnet County to house Kendall County inmates.
REASON FOR AGENDA ITEM	In order to remain in compliance with jail standards, Kendall County must have agreements with other counties to house inmates.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021
OPEN SESSION

SUBJECT	Sheriff's Association of Texas Vehicle Procurement Program
DEPARTMENT & PERSON MAKING REQUEST	Al Auxier, County Sheriff
PHONE # OR EXTENSION #	830-249-9721
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the Interlocal agreement with the Sheriff's Association to purchase vehicles.
REASON FOR AGENDA ITEM	To allow the Sheriff's Office to purchase vehicles through this program
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021
OPEN SESSION

SUBJECT	Asset Forfeiture Audit
DEPARTMENT & PERSON MAKING REQUEST	Al Auxier, County Sheriff
PHONE # OR EXTENSION #	830-249-9721
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action for the County Auditor to conduct an audit of the Kendall County Sheriff's Office Chapter 59 Asset Forfeiture Report as required by Article 59.06 of the Code of Criminal Procedure.
REASON FOR AGENDA ITEM	To allow the County Auditor to conduct an audit as required by statute.
WHO WILL THIS AFFECT?	Sheriff's Office
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Chapter 59 Asset Forfeiture Report
DEPARTMENT & PERSON MAKING REQUEST	CDA's Office - Nicole Bishop/Donna Sharp
PHONE # OR EXTENSION #	830-249-9343 Ext. 293
TIME NEEDED FOR PRESENTATION	1 minute
WORDING OF AGENDA ITEM	Consideration and action on requesting the County Auditor to conduct an audit of CDA's Chapter 59 Asset Forfeiture Report as required by Article 59.06 of the Code of Criminal Procedure.
REASON FOR AGENDA ITEM	To follow statute requiring Commissioners Court to request the County Auditor audit the CDA's Chapter 59 Asset Forfeiture Report.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Longhorn Café settlement agreement
DEPARTMENT & PERSON MAKING REQUEST	Christina Bergmann, Commissioner Pct. 1
PHONE # OR EXTENSION #	830-249-9343 Ext. 370
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve a settlement agreement and release of claims with the Longhorn Café.
REASON FOR AGENDA ITEM	Kendall County, recognizing the great financial impact on its citizens and community businesses by the COVID pandemic, would like to reimburse one of its businesses that suffered financial loss for the destruction of food caused by the COVID pandemic.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	CME Enterprises Inc settlement agreement
DEPARTMENT & PERSON MAKING REQUEST	Christina Bergmann, Commissioner Pct. 1
PHONE # OR EXTENSION #	830-249-9343 Ext. 370
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve a settlement agreement and release of claims with CME Enterprises, Inc.
REASON FOR AGENDA ITEM	Kendall County, recognizing the great financial impact on its citizens and community businesses by the COVID pandemic, would like to reimburse one of its businesses that suffered financial loss for the destruction of food caused by the COVID pandemic.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Amendment - settlement agreement
DEPARTMENT & PERSON MAKING REQUEST	Bill Ballard, General Counsel
PHONE # OR EXTENSION #	830-249-9343 Ext. 303
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve amended settlement agreement and release of claims with Ricky Pfeiffer and Billy Shussler.
REASON FOR AGENDA ITEM	Exoneration of Ricky Pfeiffer and Billy Shussler from wrongdoing.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Hill Country Council on Alcohol & Drug Abuse - Memorandum of Understanding
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of the Memorandum of Understanding with the Hill Country Council on Alcohol & Drug Abuse - Region 8.
REASON FOR AGENDA ITEM	The Hill Country Council on Alcohol & Drug Abuse is seeking a Memorandum of Understanding in an effort to facilitate and maximize services for persons with substance use and mental health issues.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021 OPEN SESSION	
SUBJECT	Affidavit of land location as it relates to Local Government Code §232
DEPARTMENT & PERSON MAKING REQUEST	Development Management Rick Tobolka, County Engineer Mary Ellen Schulle, Development Engineer
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	15 minutes
WORDING OF AGENDA ITEM	Discussion of various issues regarding the affidavit of land location.
REASON FOR AGENDA ITEM	Development Management seeks the direction of the Court regarding issues resulting from its current policy regarding affidavits of land location.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 9/13/2021
OPEN SESSION

SUBJECT	Road names for 911 purposes
DEPARTMENT & PERSON MAKING REQUEST	Mike Howle, Development Mgt. 911 coordinator
PHONE # OR EXTENSION #	830-331-8245
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the naming of two private roads for 911 addressing purposes. Road names are "Sonderland" and "LaJoya"
REASON FOR AGENDA ITEM	New property divisions create the need for named roads for emergency services.
WHO WILL THIS AFFECT?	Precinct 4
ADDITIONAL INFORMATION	Road names have been approved by the post office and the 911 coordinator.