

CITY OF FAIR OAKS RANCH
PLANNING & ZONING COMMISSION

Thursday, June 10, 2021 at 6:30 PM

City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

Roll Call - Declaration of a Quorum.

Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Commission, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. In accordance with the Open Meetings Act, the Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

1. Citizens to be heard.

PRESENTATIONS

2. 5-minute meeting training.

Cynthia Trevino, City Attorney

CONSENT AGENDA

All of the following items are considered to be routine by the P&Z Commission, there will be no separate discussion on these items and will be enacted by one motion. Items may be removed by any Commissioner by making such request prior to a motion and vote.

3. Approval of the May 13, 2021 Planning & Zoning Regular meeting minutes.

Christina Picioccio, City Secretary

CONSIDERATION / DISCUSSION ITEMS

4. Consideration and possible action recommending the approval for Front Gate Unit 6 Tree Preservation Plan.

Melissa Castro, Environmental Compliance Manager

5. Consideration and possible action recommending the approval of a Preliminary Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 45 single-family residential lots, generally located on the south side of Van Raub Elementary School and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas.

Katherine Schweitzer, Manager of Engineering Services
Lata Krishnarao, AICP, LEED ND, Practice Leader, Community Planning, Gunda Corporation

ADJOURNMENT

Signature of Agenda Approval: s/Tobin E. Maples

Tobin E. Maples, City Manager

I, Christina Picioccio, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the city's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, June 7, 2021 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.



5-minute meeting training

Cynthia Trevino

Denton Navarro Rocha Bernal & Zech, P.C.

CITIZENS COMMENTS

Remember: only 3 types of responses allowed:

Thank you: no further discussion of the subject matter

Thank you - we will consider that for the next available agenda

Thank you - factual information or recitation of policy

CITIZENS COMMENTS

Resist the urge to answer questions

Resist the urge to discuss policy

CONSENT AGENDA

Two motions allowed for consent agenda:

I move to accept the consent agenda items as presented

I move to accept the consent agenda items with the exception of item [give description]

CONSENT AGENDA

Remember the
purpose of
consent agenda

- Quickly take care of routine matters
- Provide more time for items that require time for discussion

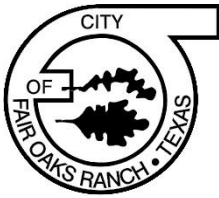
Questions?

Cynthia Trevino

cxtrevino@rampagelaw.com

(210) 227-3243

Denton Navarro Rocha Bernal & Zech, P.C.
2517 N. Main
San Antonio, TX 78212



**CITY OF FAIR OAKS RANCH
PLANNING & ZONING COMMISSION**

Thursday, May 13, 2021 at 6:30 PM
City Council Chambers

MINUTES

OPEN MEETING

Roll Call - Declaration of a Quorum

Present: Chairperson Frank Trapasso and Vice Chairperson Bobbe Barnes
Commissioners: Linda Tom, David Horwath, Douglas Leonard, and Lamberto Balli

Absent: Commissioner Dale Pearson

With a quorum present, the meeting was called to order at 6:30 PM.

CITIZENS and GUEST FORUM

1. Citizens to be heard.

- A. Sharon Brimhall, resident, noted that the Noll Track to be addressed at this meeting do not conform to any of the city's master or water plans. Ms. Brimhall asked the Commission to help preserve the semi-rural environment by not allowing high density development.

The City Secretary read the following letter into the records

- B. Donna Crissey, resident, asked that the Commission deny the request for a zoning variance on the Noll tract due to the effects on the water system, roads and schools as well as increased construction traffic to Ralph Fair Road. Ms. Crissey expressed difficulties in her HOA with Denton and asked that the City consider resident concerns in other Denton Communities and not allow them to continue bending rules.
- C. James Biasioli, resident, wrote questioning where the water source to sustain 180 new homes would come especially in light of current water restrictions should a variance be provided to Denton Development.
- D. Christopher Gilfillan, resident, wrote regarding "excessive tree removal" in the proposed tree preservation plan for Front Gate Unit 7. He asked the Commission to enact additional requirements for this and future developments and also voiced concerns at the community management by the developer.
- E. Sarika Khanwilkar, resident, recommended against the approving the removal of 3 heritage trees as she saw no plans to ensure the protection and survival of trees planted as mitigation.
- F. Craig Welzenbach, resident, listed several grievances raised by the residents and the lack of satisfactory responses from the developer within Setterfeld Estates, another Denton Development. He urged that Denton Development's variance not be granted.

- G. Stacey Gilfillan, resident, wrote on behalf of her household and 32 other unit owners from Front Gate stating general displeasure with Denton Communities and First Service Residential. She cited the lack of a requirement for reserve funding for its private roads as the residents will need to fund road maintenance upon build-out. Ms. Gilfillan asked that the Commission and Council address this issue for any future developments.

CONSENT AGENDA

2. **Approval of April 8, 2021 Planning and Zoning Commission Regular Meeting Minutes.**
3. **Approval of April 22, 2021 Planning and Zoning Commission Special Meeting Minutes.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Horwath to approve the minutes as written.

VOTE: 6-0, Motion Passed

CONSIDERATION / DISCUSSION ITEMS

4. **Consideration and possible action recommending the approval for Front Gate Unit 7 Tree Preservation Plan.**

MOTION: Made by Commissioner Leonard, seconded by Vice Chairperson Barnes to recommend approval of the Front Gate Unit 7 Tree Preservation Plan.

VOTE: 6-0, Motion Passed

5. **Request of Denton Communities to discuss the Noll Tract Development for the proposed Post Oak Ranch Single Family Residential Development. Generally located south-east of the intersection of Ammann Road and Ralph Fair Road and northeast of Setterfeld Estates, along the east side of FM 3351.**

Insight and direction was requested in regard to a conceptual land plan proposed by Denton Communities. Discussion amongst the Commission, City Attorney and City's Consultant regarding the legality of this agenda item and whether the development complied with the Comprehensive Plan, Future Land Use Map and Unified Development Code (UDC). As current proposed development of 1 acre lot size is inconsistent with the current comprehensive plan and future land use map general consensus supported following plans as currently written and based on citizen input.

WORKSHOP

6. **Discussion on the proposed amendments to the Unified Development Code - Session 5.**

Lata Krishnarao, AICP, LEED ND, of Gunda Corporation, guided the Commission through a presentation on amendments to the Fair Oaks Ranch Unified Development Code and answered questions from the Commission.

ADJOURNMENT

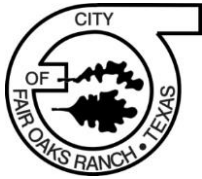
Chairperson Trapasso adjourned the meeting at 9:27 PM.

ATTEST:

Frank Trapasso, Chairperson

Christina Picioccio, City Secretary

CANCELLED



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
June 10, 2021

AGENDA TOPIC: Consideration and possible action recommending the approval for Front Gate Unit 6 Tree Preservation Plan

DATE: June 10, 2021

DEPARTMENT: Public Works & Engineering Services

PRESENTED BY: Melissa Castro, Environmental Project Manager

INTRODUCTION/BACKGROUND:

On May 4, 2021, a preliminary plat establishing Front Gate Unit 6 was submitted to the Public Works Department by Vickrey and Associates, Inc. This preliminary plat consists of 13.21 acres of residential development.

Regarding the submission of a preliminary plat, currently vested under the City's previous subdivision ordinance, Article II, Section 1 (C, 13) of said ordinance states, "The submittal shall conform to the requirements of Article III, Section 6 of this ordinance." This section contains a requirement by the Tree and Habitat Protection ordinance which states: "City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

The submitted Tree Plan shows the following heritage trees:

Tree #700 – 28" Oak – To Be Saved

Tree #701 – 36" Oak – To Be Removed

Tree #727 – 32" Oak – To Be Saved

Tree #728 – 28" Oak – To Be Saved

Tree #770 – 37" Oak – To Be Saved

Tree #783 – 62" Oak – To Be Saved

Tree #800 – 25" Oak – To Be Removed

Tree #832 – 30" Oak – To Be Removed

Tree #837 – 27" Oak – To Be Saved

Tree #843 – 30" Oak – To Be Saved

To mitigate, nine (9) trees with a caliper of at least two and one half - inches (2.5") will be planted. The applicant has been informed that the heritage trees will require City Council approval prior to removal.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article III Section 6(A) of the previous subdivision ordinance states:

"It shall be unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is nine - inches (9") caliper in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without submitting a Tree Removal and Preservation Plan with the preliminary plat. City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

Furthermore, item "D" of the same section states the following:

"The Public Works Department shall review and recommend approval of the Plan if:

1. The tree(s) is located within ten feet of the perimeter of, the proposed building footprint, the area over a septic tank, areas necessary for site access, or within areas designated for the construction or installation of public facilities such as streets or utilities or
2. The application demonstrates that the denial of the request for tree removal will affect a hardship prohibiting the development of the property in otherwise compliance with the regulations of the City of Fair Oaks Ranch; and,
3. The application demonstrates that three (3) trees with a caliper of at least two and one half - inches (2.5") will be planted on the site or at another approved location for each tree removed that has a caliper of twenty-four - inches (24") or larger (heritage tree)."

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None

LEGAL ANALYSIS:

Not Applicable

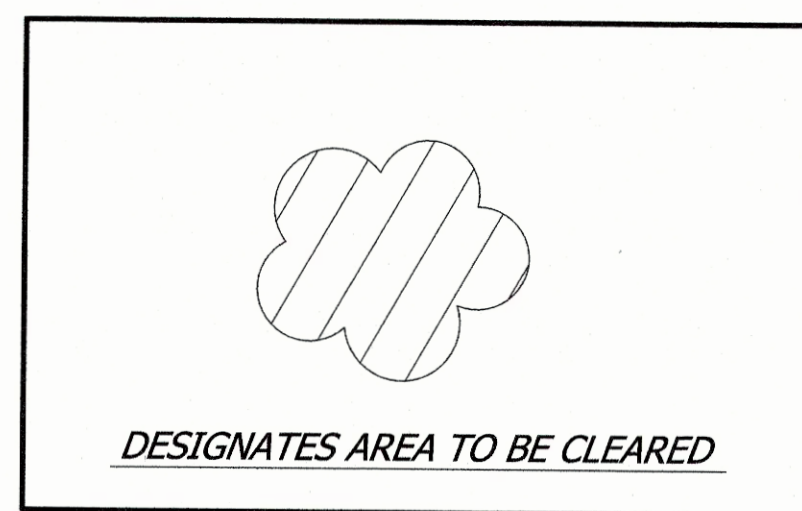
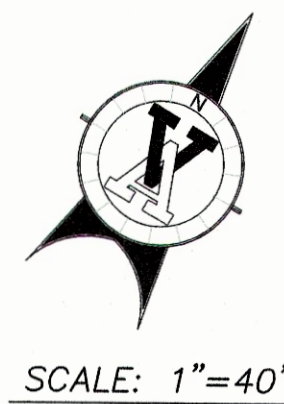
RECOMMENDATION/PROPOSED MOTION:

Staff has reviewed the Front Gate Unit 6 Tree Preservation Plan and recommends approval based on conformance with the City's previous subdivision ordinance Article III, Section 6.

Motion: I move to recommend approval of the Front Gate Unit 6 Tree Preservation Plan.

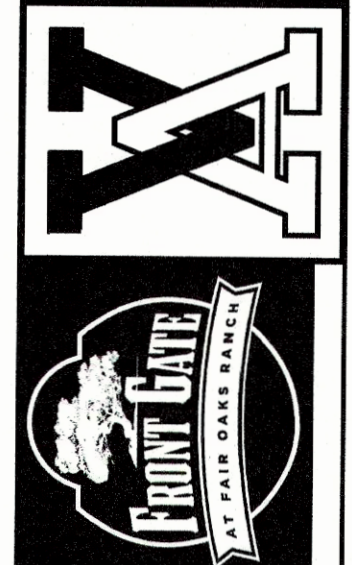


- NOTES:
- 1) NO OLD GROWTH CEDAR.
 - 2) EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES.
 - 3) ALL TREE REMOVAL WILL BE PERFORMED IN COMPLIANCE WITH THE CITY'S TREE MAINTENANCE ORDINANCE.
 - 4) FOR EACH TREE GREATER THAN 24" TO BE REMOVED: 3 TREES WITH A CALIPER OF AT-LEAST 2-1/2" EACH SHALL BE PLANTED THERE ARE 10 HERITAGE TREES. 3 TO BE REMOVED. 7 TO BE SAVED.
 - 5) TREES TO BE PLANTED TO MITIGATE TREES #701, #800, #832
 - 6) A PRECONSTRUCTION "TREE WALK" IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREE



REVISIONS			
NO.	DATE	BY	DESC.
1			
2			
3			
4			
Δ			

VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No. F-159



TREE PLAN
FRONT GATE UNIT 6
FAIR OAKS RANCH, TEXAS



DATE: FEB 2021	
Vertical Scale 1"=N/A	Horizontal Scale 1"= 40'
0 20' 40' 60'	
SHEET 1	OF 2
PROJ NO. 2742-008	

May 05, 2021 - 3:38pm
R:\2742-008 (Engineering)\DWG\2742008aa_tree_plan.dwg

HERITAGE TREES
* - TO BE REMOVED
** - TO BE SAVED

TREE INVENTORY		
Point #	DESCRIPTION	
**	700	TR 28 OAK 30
	701	TR 36 OAK 50
*	702	TR 12 OAK 20
	703	TR 12 OAK 25
	704	TR 18 OAK 25
	709	TR 11 OAK 20
	710	TR 13 OAK 25
	711	TR 9 OAK 20
	712	TR 10 OAK 20
	713	TR 11 OAK 20
	715	TR 8 OAK 20
	716	TR 8 OAK 20
	717	TR 17 OAK 25
	718	TR 13 OAK 25
	719	TR 16 OAK 25
	720	TR 8 OAK 25
	721	TR 11 OAK 25
	722	TR 12 OAK 25
	723	TR 6 OAK 20
	724	TR 9 OAK 20
	725	TR 9 OAK 20
	726	TR 8 ELM 10
**	727	TR 32 OAK 40
**	728	TR 28 OAK 40
	729	TR 9 OAK 20
	730	TR 11 OAK 25
	731	TR 10 OAK 20
	732	TR 10 OAK 20
	733	TR 12 OAK 25
	735	TR 12 OAK 30

TREE INVENTORY		
Point #	DESCRIPTION	
	736	TR 9 OAK 20
	737	TR 11 OAK 20
	738	TR 7 OAK 20
	739	TR 6 OAK 20
	740	TR 7 OAK 15
	741	TR 6 OAK 15
	742	TR 6 OAK 15
	743	TR 8 OAK 20
	744	TR 6 OAK 15
	745	TR 8 OAK 20
	746	TR 7 OAK 20
	747	TR 8 OAK 20
	748	TR 6 OAK 20
	750	TR 6 OAK 15
	751	TR 9 OAK 20
	753	TR 18 OAK 30
	754	TR 12 OAK 25
	755	TR 11 OAK 20
	756	TR 17 OAK 25
	757	TR 18 OAK 30
	758	TR 11 OAK 25
	762	TR 8 OAK 20
	763	TR 14 OAK 30
	764	TR 12 OAK 25
	765	TR 7 OAK 20
	766	TR 10 OAK 20
	767	TR 6 OAK 10
	768	TR 6 OAK 15
	769	TR 9 OAK 15
**	770	TR 37 OAK 40

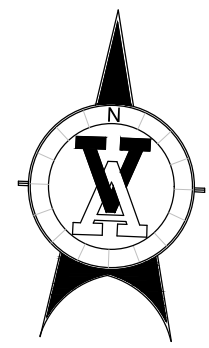
TREE INVENTORY		
Point #	DESCRIPTION	
	771	TR 13 OAK 25
	780	TR 12 OAK 30
	781	TR 8 OAK 20
	782	TR 9 OAK 20
**	783	TR 62 OAK 60
	784	TR 17 MES 30
	785	TR 11 HCK 25
	786	TR 14 HCK 25
	787	TR 17 HCK 30
	788	TR 10 HCK
	789	TR 8 OAK 25
	790	TR 7 OAK 20
	791	TR 8 OAK 20
	792	TR 7 OAK 20
	793	TR 6 OAK 15
	794	TR 6 HCK 15
	795	TR 16 HCK 25
	796	TR 8 OAK 20
	797	TR 7 OAK 20
	798	TR 7 OAK 20
	799	TR 11 OAK 20
*	800	TR 25 OAK 30
	801	TR 8 HCK 20
	802	TR 8 OAK 20
	803	TR 8 OAK 15
	804	TR 7 OAK 20
	805	TR 13 OAK 25
	806	TR 10 OAK 20
	807	TR 7 OAK 15
	808	TR 12 OAK 25

TREE INVENTORY		
Point #	DESCRIPTION	
	809	TR 13 OAK 25
	810	TR 7 OAK 20
	811	TR 14 OAK 30
	812	TR 10 OAK 20
	813	TR 13 OAK 20
	814	TR 9 OAK 20
	815	TR 14 OAK 25
	816	TR 9 OAK 20
	817	TR 12 OAK 20
	818	TR 17 OAK 25
	819	TR 17 OAK 25
	820	TR 11 OAK 20
	821	TR 10 OAK 20
	822	TR 7 OAK 15
	823	TR 9 OAK 15
	824	TR 13 OAK 25
	825	TR 7-5 OAK 20
	826	TR 7 OAK 15
	827	TR 10 OAK 25
	828	TR 9 OAK 20
	829	TR 10 OAK 25
	830	TR 9 OAK 20
	831	TR 9 OAK 20
	832	TR 30 OAK 40
*	833	TR 6 OAK 15
	834	TR 9 OAK 25
	835	TR 9 OAK 25
	836	TR 20 OAK 25
	837	TR 27 OAK 35
**	838	TR 19 OAK 30

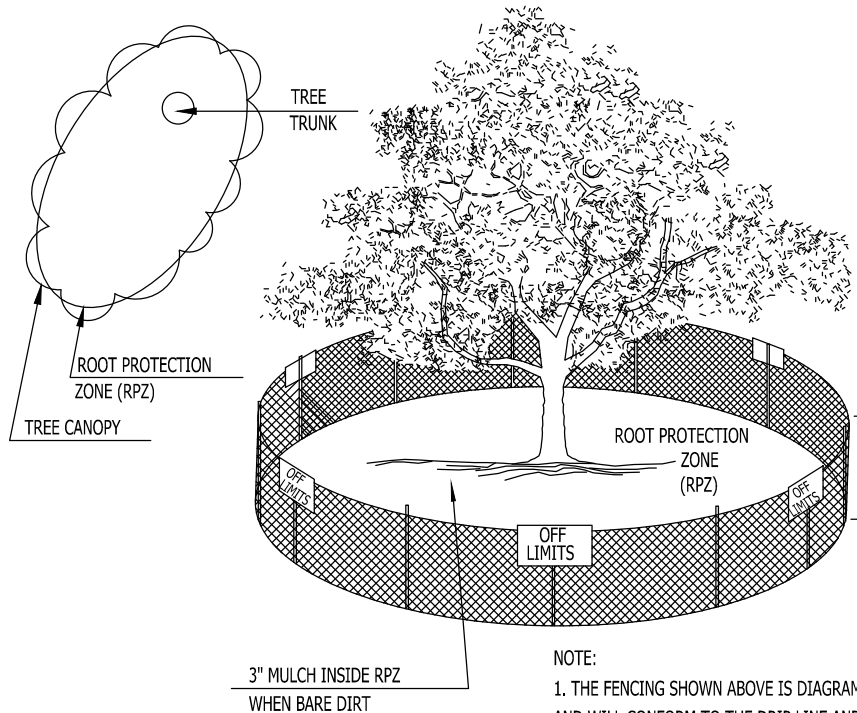
TREE INVENTORY		
Point #	DESCRIPTION	
	839	TR 9 OAK 25
	840	TR 7 OAK 15
	841	TR 12 OAK 25
	842	TR 11 OAK 25
	844	TR 14 OAK 35
	845	TR 8 OAK 20
	846	TR 12 OAK 25
	847	TR 9 OAK 20
	848	TR 11 OAK 25
	849	TR 13 OAK 25
	850	TR 13 OAK 25
	851	TR 9 OAK 20

DESCRIPTION KEY
TREE
SIZE OF EACH TRUNK (IN INCHES)
TR 19 OAK 25
SIZE OF CANOPY (IN FEET)
TYPE OF TREE

LEGEND
OAK -LIVE OAK
HACK-HACKBERRY
ASJ -ASHE JUNIPER
ELM - ELM TREE

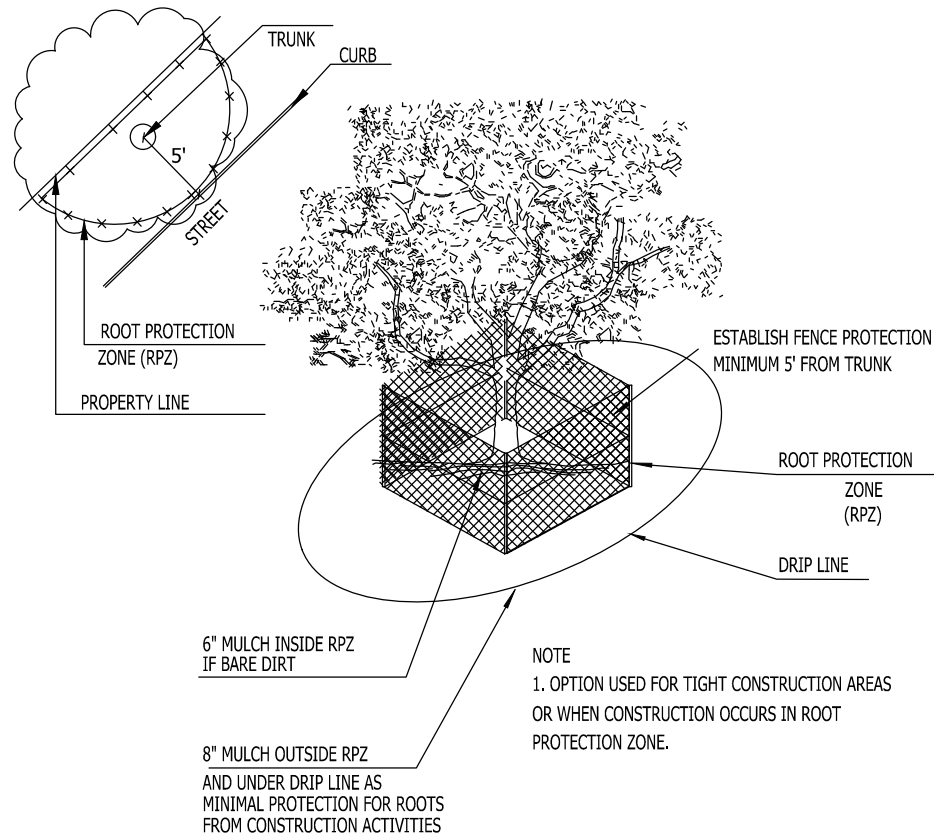


SCALE: 1"=##'



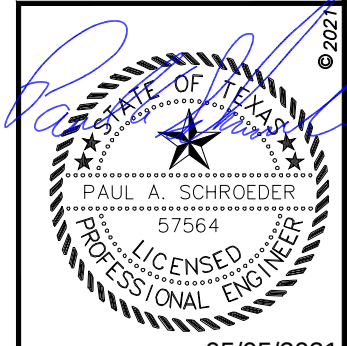
NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.

FENCE PROTECTION DETAILS

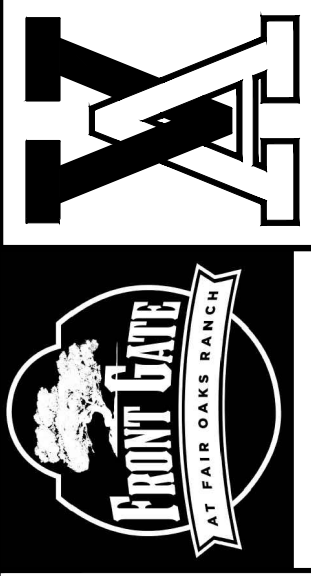


NOTE:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.

FENCE PROTECTION DETAILS

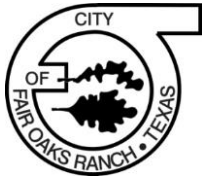


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TREE PLAN
FRONT GATE UNIT 7
FAIR OAKS RANCH, TEXAS

DATE: FEB 2021
Vertical Scale 1"=N/A
Horizontal Scale 1"=##'
SHEET 2 OF 2
PROJ. NO. 2742-008a



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
June 10, 2021

AGENDA TOPIC: Consideration and possible action recommending the approval of a Preliminary Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 45 single-family residential lots, generally located on the south side of Van Raub Elementary School and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas

DATE: June 10, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Katherine Schweitzer, Manager of Engineering Services
Lata Krishnarao, AICP, LEED ND, Practice Leader, Community Planning,
Gunda Corporation

SUMMARY:

The purpose of this Preliminary Plat is to create 45 residential lots, 4 private streets (Shady Gate, Gate Forest, Irving Way, and Irving Gate), and 1 reserve that will be maintained as green belt, drainage easement, open space, and underground utility easements. The lot sizes range from 0.21 acres to 0.32 acres.

The subdivision is generally located south of Van Raub Elementary School and north of Fair Oaks Parkway (see attached Exhibit A: Location Map). Street access to the subdivision will be provided from Gate Forest and Shady Gate.

BACKGROUND:

A Master Plan for this 173-acre development was approved in 2012 and included 548 lots and 10.3 acres (approximately) of open space. The Master Plan showed the general location, number of lots, and lot breakdown based on lot size. According to the Subdivision Ordinance this development was approved under, the minimum lot width required was 70 foot for each lot. An updated Master Plan has been attached as Exhibit B.

Attached Exhibit B shows the location of the area being platted in relation to the entire Front Gate development. Exhibit C shows the current status of the development, number and size of lots, lot configuration, recordation data, and construction status. A detailed breakdown of the development progress (as of May 2021) of the various units, as provided by the applicant, is summarized below in Table 1: Front Gate Development Construction Status. The total number of lots actually platted and constructed appears to be less than the 548 lots shown on the Master Plan. Additionally, the open space amounts to 10.79 acres.

Table 1: Front Gate Development Construction Status

Status	Constructed	Not Platted
Units	1, 2A, 2B, 3, 4, 5 8, 9, 10, 12	6,7
Number of lots	478	65

The open space exhibits (Exhibits D and E) show the amount and location of open space. Attachment F shows an aerial view of the Front Gate Unit development. The aerial map is not current and the street giving access to this subdivision is constructed and has been accepted by the City.

The proposed Preliminary Plat that establishes Front Gate Unit 6 is in conformance with the Master Plan.

The Preliminary Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, that was in effect at the time of the approval of the Master Plan. Staff has reviewed the Preliminary Plat and relayed review comments to the applicant. Staff has been working with the applicant to address comments generated by staff review. An update will be provided at the Planning and Zoning Commission meeting.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the Preliminary Plat application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Sec. 212.006 (a) of the Texas Local Government Code titled, Authority Responsible for Approval Generally, states the following:

"The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to that of the municipal planning commission."

RECOMMENDATION/PROPOSED MOTION:

Staff has reviewed the revised plans and recommends approval of the Preliminary Plat with the following minor conditions:

1. Applicant to specify all streets designed as public water and public sanitary sewer and utility easements. Applicant to update the note on the plat stating such.
2. Applicant to include names of all streets that will be privately owned and maintained by Front Gate HOA.
3. Applicant to correct typographical errors as marked up on the redlined plat.
4. Applicant to show reserve 913 on the Open Space Plan.
5. Applicant to confirm if there are any easements applicable to the subject parcel as per the title report. If so, the applicant needs to show all easements listed in the title report on the plat.

Motion: I move to recommend approval of the Preliminary Plat of Front Gate Unit 6 with conditions as listed above.

Exhibit A: Front Gate Unit 6 Site Location Map

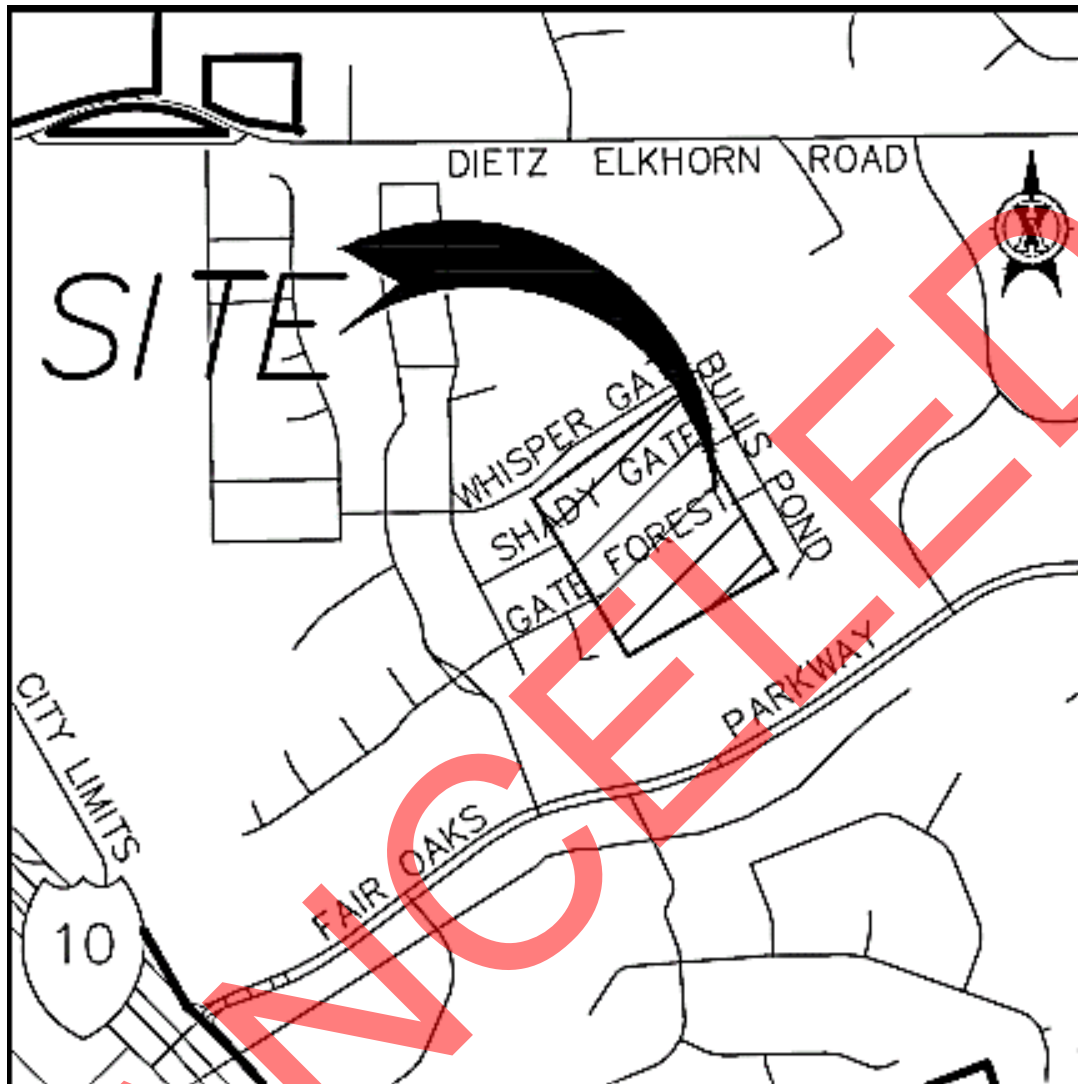


Exhibit B: Front Gate Subdivision Master Plan (Unit 6 Highlighted)

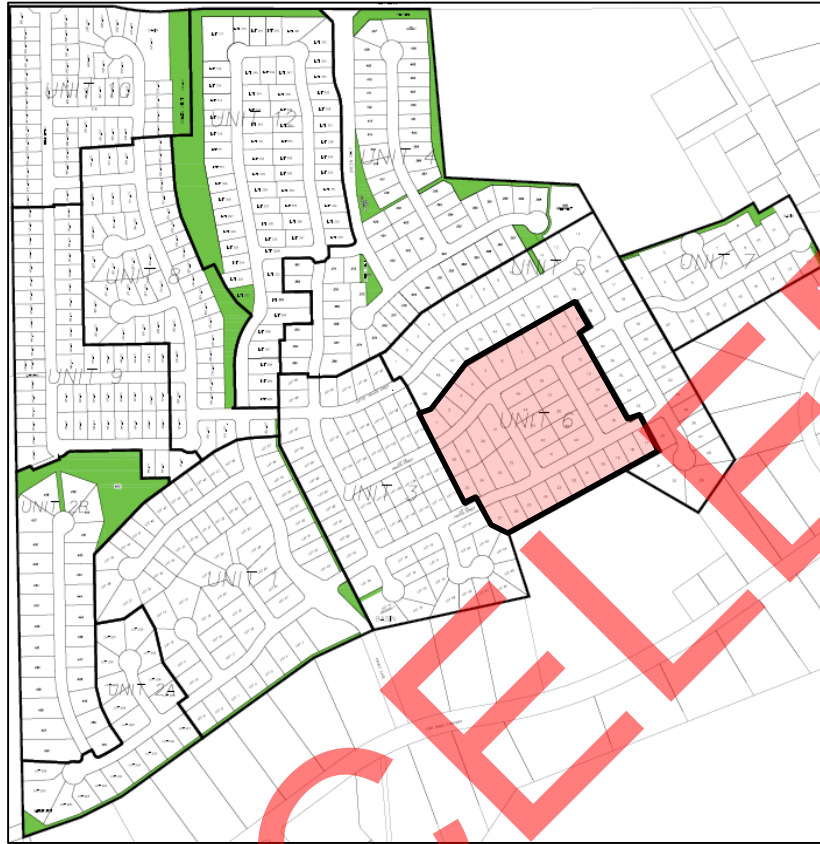
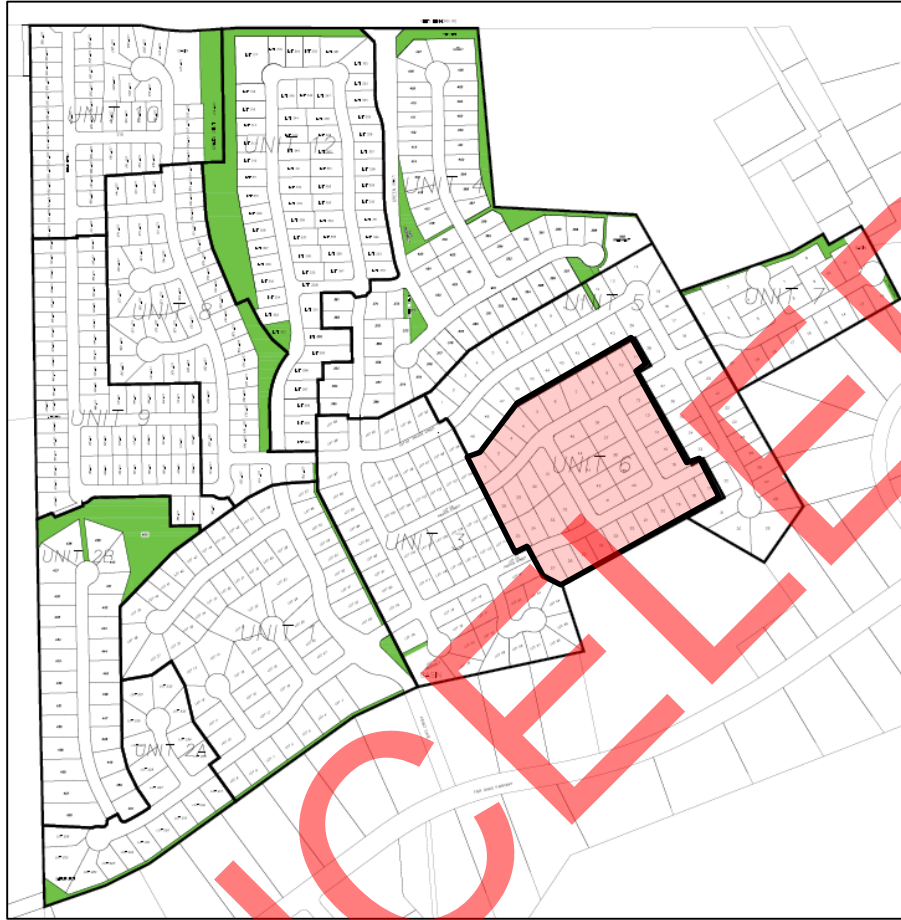


Exhibit C: Front Gate Subdivision - Progress Summary Table (May 2021)

	U 1	U 2A	U 2B	U 3	U 4	U 5	U 6	U 7	U 8	U 9	U 10	U 12
60' LOTS	177	—	—	—	46	—	—	—	33	54	44	—
70' LOTS	308	29	5	3	56	19	49	45	20	15	—	62
90' LOTS	63	26	14	23	—	—	—	—	—	—	—	—
TOTAL	548	55	19	26	56	65	49	45	20	48	54	62
RECORDING DATA	V.9640, P.02	V.9704, P.211	V.90001, P.2162	V.9658, P.02	V.90002, P.208	V.90002, P.619	NOT PLATTED	NOT PLATTED	V.9658, P.06	V.9716, P.137	V.9691, P.15	V.9762 P.28-29
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	N/A	N/A	COMPLETED	COMPLETED	COMPLETED	COMPLETED

Exhibit D: Front Gate Subdivision Master Plan (Unit 6 Highlighted)**Exhibit E: Open Space Requirement**

OPEN SPACE REQUIREMENT			
AREA = 548 LOTS/(100 LOTS/AC) = 5.48AC.			
UNIT NO.	OPEN SPACE AC.	STATUS	TOTAL ACCUMULATION
1	0.66	PLATTED	0.66
3	0.04	PLATTED	0.70
8	0.92	PLATTED	1.62
10	1.07	PLATTED	2.69
2A	0.24	PLATTED	2.93
9	0.18	PLATTED	3.11
12	3.06	PLATTED	6.17*
2B	2.15	PLATTED	8.32
4	1.98	PLATTED	10.3
5	0.00	PLATTED	10.3
6	0	2021	10.3
7	0.49	2021	10.8
TOTAL	10.79		

* SATISFIES SUBDIVISION OPEN SPACE REQUIREMENTS

Exhibit F – Front Gate Subdivision Aerial View (Unit 6 Highlighted)**Attachments:**

1. Appendix A Universal Application
2. S10 Preliminary Plat Specific Application Form
3. Letter of Intent
4. Front Gate Unit 6 Subdivision Plat
5. Front Gate Masterplan
6. Front Gate Open Space Exhibit



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

(1) A complete **Universal Application** form (2 pages), and

(2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.

The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Front Gate Unit 6 Acreage: 13.21
Brief Description of Project: To create lots for a residential subdivision
Is property platted? ☒ No ☐ Yes Subdivision name: _____ No. of Lots: 45
Recordation #: _____ Parcel(s) Tax ID#: 1186415
Existing Use: Residential Proposed Use: Residential
Current Zoning: Existing Residential 2 Proposed Zoning: Existing Residential 2
Occupancy Type: N/A Sq. Ft: N/A Bed #: N/A Bath #: N/A Car Garage #: N/A
Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: SA Front Gate LLC Contact Name: Lloyd A. Denton, Jr.
Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218
Phone: 210.828.6131 Email: plats@bitterblue.com

APPLICANT INFORMATION

Applicant/Developer: SA Front Gate LLC Contact Name: Benjamin Bunker
Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218
Phone: 210.828.6131 Email: ben@bitterblue.com

KEY CONTACT INFORMATION

Name of the Individual: Paul A. Schroeder, PE, RPLS Contact Name: Vickrey & Associates, LLC
Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216
Phone: 210.349.3271 E-mail: pschroeder@vickreyinc.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: _____ Date: May 27, 2021
(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: _____ BY: _____

FEES PAID: _____ APPROVED BY: _____

DATE APPROVED: _____

APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-S39). Please check the appropriate type below:

Item #5.

Land Use Policy Related

(Section 3.9 of the UDC)

- ☐ Annexation* - Form S1
- ☐ Comprehensive Plan Amendment (Text)
- ☐ Unified Development Code (UDC) Text Amendment
- ☐ Rezoning/ FLUM amendment* - Form S2
- ☐ Special Use Permit* - Form S3
- ☐ Planned Unit Development (PUD)* - Form S4
- ☐ Development Agreement
- ☐ Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related

(Section 3.8 of the UDC)

- ☐ Amending Plat* - Form S6
- ☐ Minor Plat* - Form S7
- ☐ Development Plat* - Form S8
- ☐ Concept Plan** - Form S9
- ☒ Preliminary Plat* - Form S10
- ☐ Final Plat* - Form S11
- ☐ Replat* - Form S12
- ☐ Construction Plans* - Form S13
- ☐ Vacating Plat
- ☐ Plat Extension

Site Development Related

(Section 3.9 of the UDC)

- ☐ Vested Rights Verification Letter
- ☐ Zoning Verification Letter
- ☐ Written Interpretation of the UDC
- ☐ Temporary Use Permit* - Form S14
- ☐ Special Exception* - Form S15
- ☐ Site Development Permit* (Site Plan Review) - Form S16
- ☐ Floodplain Development Permit* - Form S17
- ☐ Stormwater Permit* - Form S18
- ☐ Certificate of Design Compliance* - Form S19

Appeal of an Administrative Decision

- ☐ Zoning ☐ Others

Variance

- ☐ Policy ☐ Judicial* - Form S20
- ☐ Sign Special Exception/Appeal to an Administrative Decision
- ☐ Administrative Exception
- ☐ Permit for Repair of Non-Conforming Use/Building
- ☐ Letter of Regulatory Compliance
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)* - Form S21
- ☐ Relief from Signage Regulations
- ☐ Group Living Operation License* - Form S22
- ☐ Grading/Clearance Permit - Form S23

Building Permits Related**Commercial**

- ☐ New/Remodel/Addition* - Form S24
- ☐ Fence* - Form S25
- ☐ Miscellaneous* - Form S26

Residential

- ☐ New Home* - Form S27
- ☐ Remodel/Addition* - Form S28
- ☐ Detached Buildings* - Form S29

Others

- ☐ Solar* - Form S30
- ☐ Swimming Pool* - Form S31
- ☐ Demolition, Drive or Move
- ☐ New Lawn/Water* - Form S32
- ☐ Backflow Device/Irrigation Systems - Form S33
- ☐ Sign* (Permanent) - Form S34 A
- ☐ Sign* (Temporary) - Form S34 B
- ☐ Appeal of Denial of Sign Permit
- ☐ Master/ Common Signage Plan* - Form S35
- ☐ Water Heater or Water Softener* - Form S36
- ☐ Right-of-Way Construction* - Form S37
- ☐ Flatwork* - Form S38

Inspections

- ☐ Mechanical ☐ Electrical
- ☐ Plumbing ☐ Building
- ☐ Others _____

Water- Wastewater Service

- ☐ Connect/ Disconnect Form* - Form S39

*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

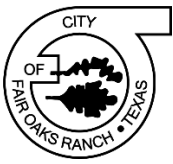
- ☒ Universal Application Form (Form UA).
- ☒ Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
- ☒ Application Processing Fees and other application fees.
- ☒ Letter of intent explaining the request in detail and reason for the request.

N/A ☐ Signed Letter of Authorization required if the application is signed by someone other than the property owner.

N/A ☐ Site plan and shapefile drawings (if applicable) for the property

- ☒ Location map clearly indicating the site in relation to adjacent streets and other landmarks
- ☒ One (1) copy of proof of ownership (recorded property deed or current year tax statements)
- ☒ One (1) USB drive containing the general required documents in Adobe PDF format (if required)

¹For items that are duplicated in the specific type of application, only one copy is required.



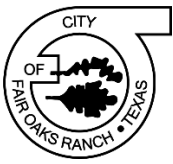
S10

SPECIFIC APPLICATION FORM - PRELIMINARY PLAT

Section 3.8 (4) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☒ A completed Universal Development Application and checklist signed by the owner/s of the property.
- ☒ Payment of all other applicable fees (see Schedule of Fees).
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- N/A Pre-Application Conference prior to application submittal.
- N/A Approved copy of a Concept Plan or other approved plats, if applicable.
- N/A Concept plan approval (if required).
- ☒ A title report.
- ☒ Three (3) copies (full size) of complete sets of construction plans (plan views) to verify required easements and reserves, showing existing and proposed configurations if applicable. This includes grading, streets, green spaces, drainage/stormwater systems, gas, electrical, water, wastewater, cable and TV, fiber and all utilities.
- ☒ One (1) copy (11x17) of proposed plat.
- N/A One (1) copy (11x17) of all existing recorded plats pertaining to the preliminary plat.
- N/A Basic engineering information, if deemed necessary by the City.
- ☐ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- ☒ Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ☒ Drainage/Stormwater plan, if any grade changes.



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

Item #5.

- ☒ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8.
- ☒ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- ☒ Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.

May 4, 2021

Katherine Schweitzer, PE
Manager of Engineering Services
City of Fair Oaks Ranch
7286 Dietz-Elkhorn
Fair Oaks Ranch, Texas 78015

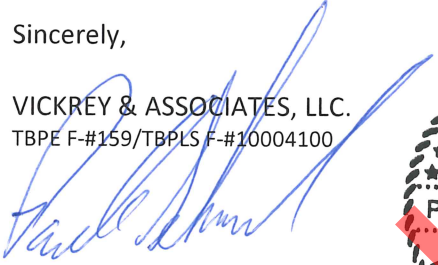
Re: Front Gate Unit 6
V&A Job NO. 2742-008-051

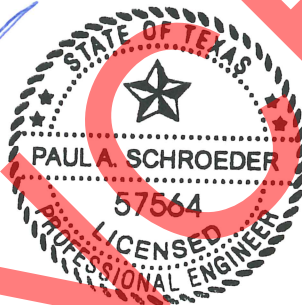
Dear Ms. Schweitzer,

This submittal is to subdivide 13.21 acres of land out of tracts conveyed by signed warranty deeds recorded in Volume 15852, Page 1405, Official Public Records of Bexar County, Texas. The Front Gate Unit 6 subdivision will contain 47 lots.

Sincerely,

VICKREY & ASSOCIATES, LLC.
TBPE F-#159/TBPLS F-#10004100


Paul A. Schroeder, PE, RPLS
Residential Division Manager



PAS/ksh

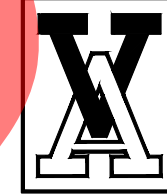
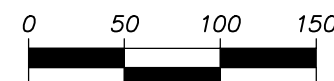


PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
FRONTGATE UNIT 6
SAWS PLAT # FOR

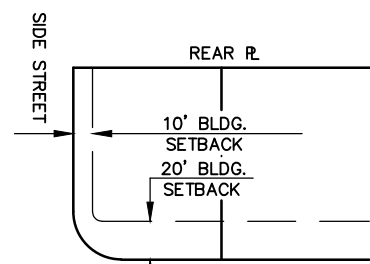
BEING 13.21 ACRES OF THE MARIA F. HERNANDEZ SURVEY NO. 420 ABSTRACT NO. 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS AND OUT OF A CALLED 78.629 ACRE TRACT, RECORDED IN VOLUME 15852, PAGE 1405, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF A 78.629 ACRE TRACT AS RECORDED IN VOLUME 15852, PAGE 1405, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

REASON FOR PRELIMINARY PLAT:
TO CREATE 45 RESIDENTIAL LOTS, 1 PARCEL (CONTAINING 4 PRIVATE STREETS), AND 1 RESERVE.

SCALE: 1"=100'



VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No.: F-159
TBPELS Firm Registration No: 10004100



**TYPICAL CORNER LOT
BUILDING SETBACKS**

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 20' ALONG THE FRONT, AS SHOWN ABOVE, AND SUBDIVISION DEED RESTRICTIONS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND DEDICATES TO THE CITY OF FAIR OAKS RANCH ALL PUBLIC EASEMENTS, PUBLIC STREETS, AND PUBLIC DRAINS.

OWNER: LLOYD A. DENTON, JR., PRESIDENT
SA FRONT GATE, LLC
11 LYNN BATTIS LANE, STE. 100
SAN ANTONIO TEXAS 78218

STATE OF TEXAS
COUNTY OF BEXAR

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

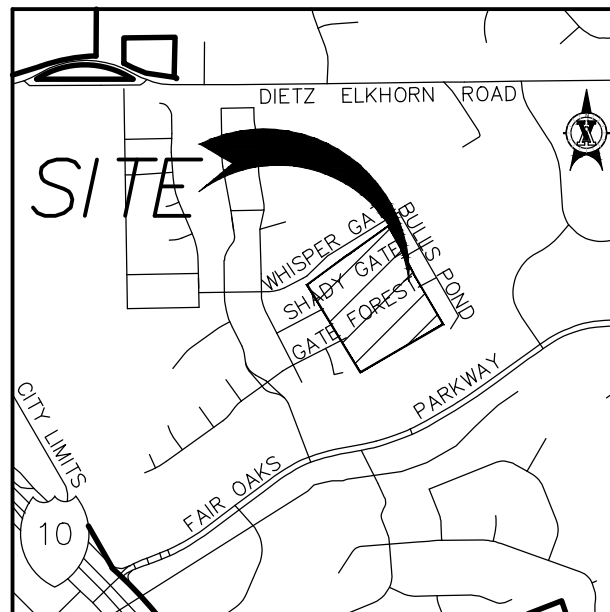
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2021.

NOTARY PUBLIC
STATE OF TEXAS

THIS PRELIMINARY PLAT OF FRONT GATE UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____ A.D. 2021

BY _____ MAYOR

BY _____ CITY SECRETARY



LOCATION MAP

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH "VICKREY PROP COR"
⊕	SET MAG NAIL W/WASHER STAMPED "VICKREY PROP COR"
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
---	EXISTING CONTOURS
[740]	PROPOSED CONTOURS
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
EX	EXISTING VOLUME
P.G.	PAGE
C.V.E.	CLEAR VISION ESMT
BLK	BLOCK
CB	COUNTY BLOCK
AC	ACRES
PED.	PEDESTRIAN CITY LIMITS LINE
*	SAME AS PREVIOUS MEASUREMENT CENTERLINE
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619 DPR
②	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619 DPR
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9658, PG. 82 DPR
④	20' DRAIN EASEMENT VOL. 20002, PG. 619 DPR

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	20°21'33"	575.00'	204.32'	103.25'	N49°06'57"E
C2	21°10'56"	325.00'	120.15'	60.77'	S49°31'38"W
C3	89°59'11"	15.00'	23.56'	15.00'	S15°07'31"W
C4	88°36'25"	15.00'	23.20'	14.64'	S74°10'17"E
C5	91°23'35"	15.00'	23.93'	15.37'	N15°49'43"E
C6	90°00'49"	15.00'	23.57'	15.00'	N74°52'29"W
C7	89°59'11"	15.00'	23.56'	15.00'	S15°07'31"W
C8	88°36'25"	15.00'	23.20'	14.64'	S74°10'17"E
C9	9°53'37"	325.00'	56.12'	28.13'	N66°28'19"E
C10	8°30'09"	275.00'	40.81'	20.44'	S67°10'03"W
C11	8°30'09"	325.00'	48.23'	24.16'	S67°10'03"W
C12	9°53'37"	275.00'	47.49'	23.80'	N66°28'19"E
C13	91°23'35"	15.00'	23.93'	15.37'	N15°49'43"E
C14	109°12'30"	15.00'	28.59'	21.11'	N84°28'19"W
C15	1°59'15"	275.00'	9.54'	4.77'	S39°55'48"W
C16	20°38'57"	625.00'	225.25'	113.86'	N49°15'39"E

Line Table		
Line #	Length	Direction
L1	58.19'	S62°54'58"W
L2	55.00'	N60°07'06"E
L3	51.78'	S61°31'30"W
L4	59.98'	N62°54'58"E
L5	58.46'	S38°56'10"W
L6	20.00'	N60°07'06"E
L7	20.00'	S60°07'06"W
L8	70.74'	N71°25'07"E
L9	44.29'	S62°54'58"W
L10	44.29'	S62°54'58"W
L11	70.74'	N71°25'07"E
L12	32.24'	N61°31'30"E
L13	58.46'	S38°56'10"W
L14	26.48'	S51°42'04"W

ZONING DESIGNATION NOTE:

THIS PLAT AREA IS CURRENTLY ZONED AS EXISTING RESIDENTIAL ZONE 1.

PRIVATE STREET DESIGNATION NOTE:

STREET 914 ARE PRIVATE STREETS AND ARE DESIGNED AS UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER AND UTILITY EASEMENT.

IMPACT FEE PAYMENT DUE : "SAWS"

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 48091C0085 EFFECTIVE DATE AUGUST 28, 2017. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE # 5160

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, P.E.

LICENSED PROFESSIONAL ENGINEER
LICENSE # 57564

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

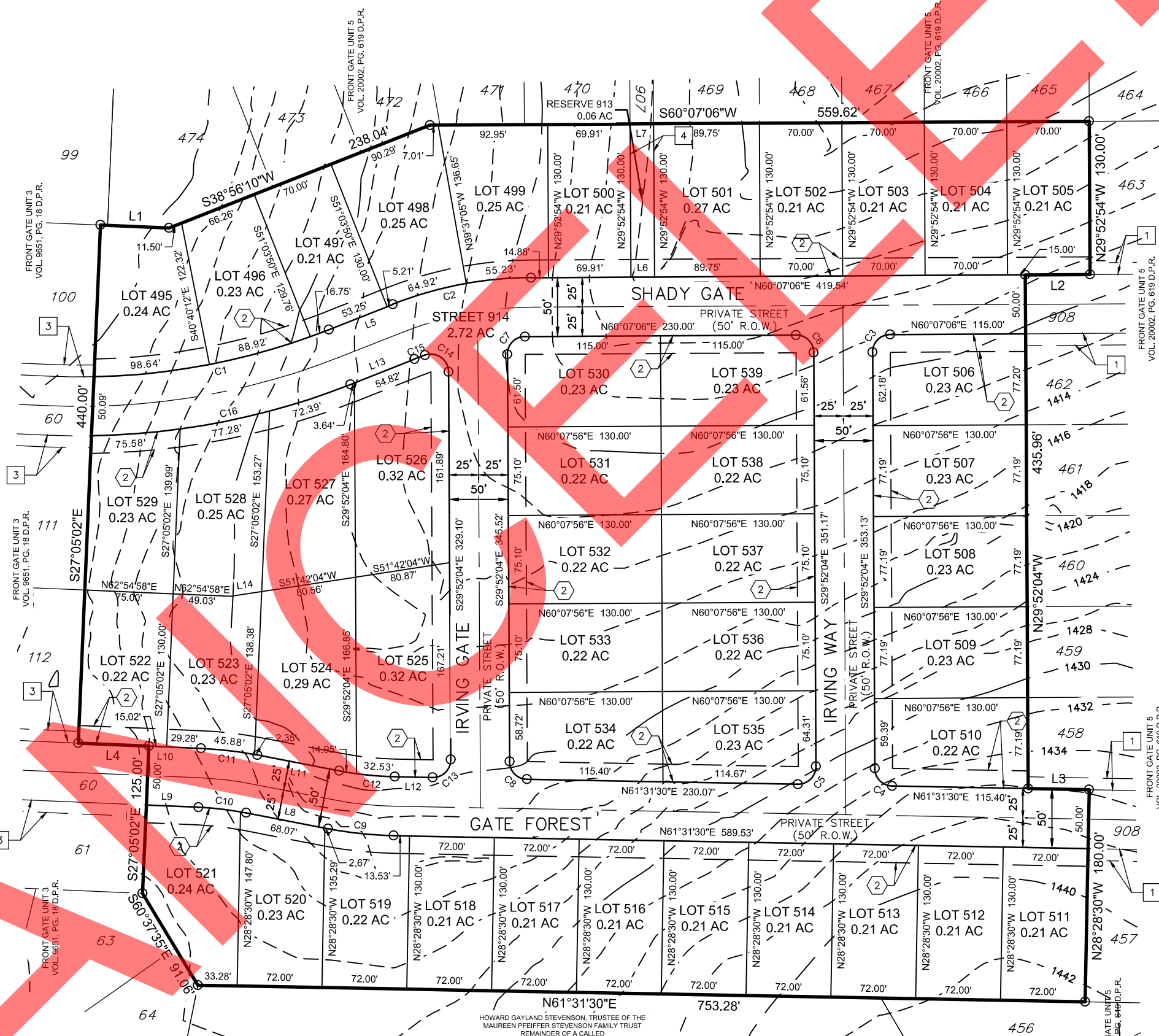
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.

THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

20' DRAIN EASEMENT
VOL. 20002, PG. 619 DPR



EASEMENT NOTES
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

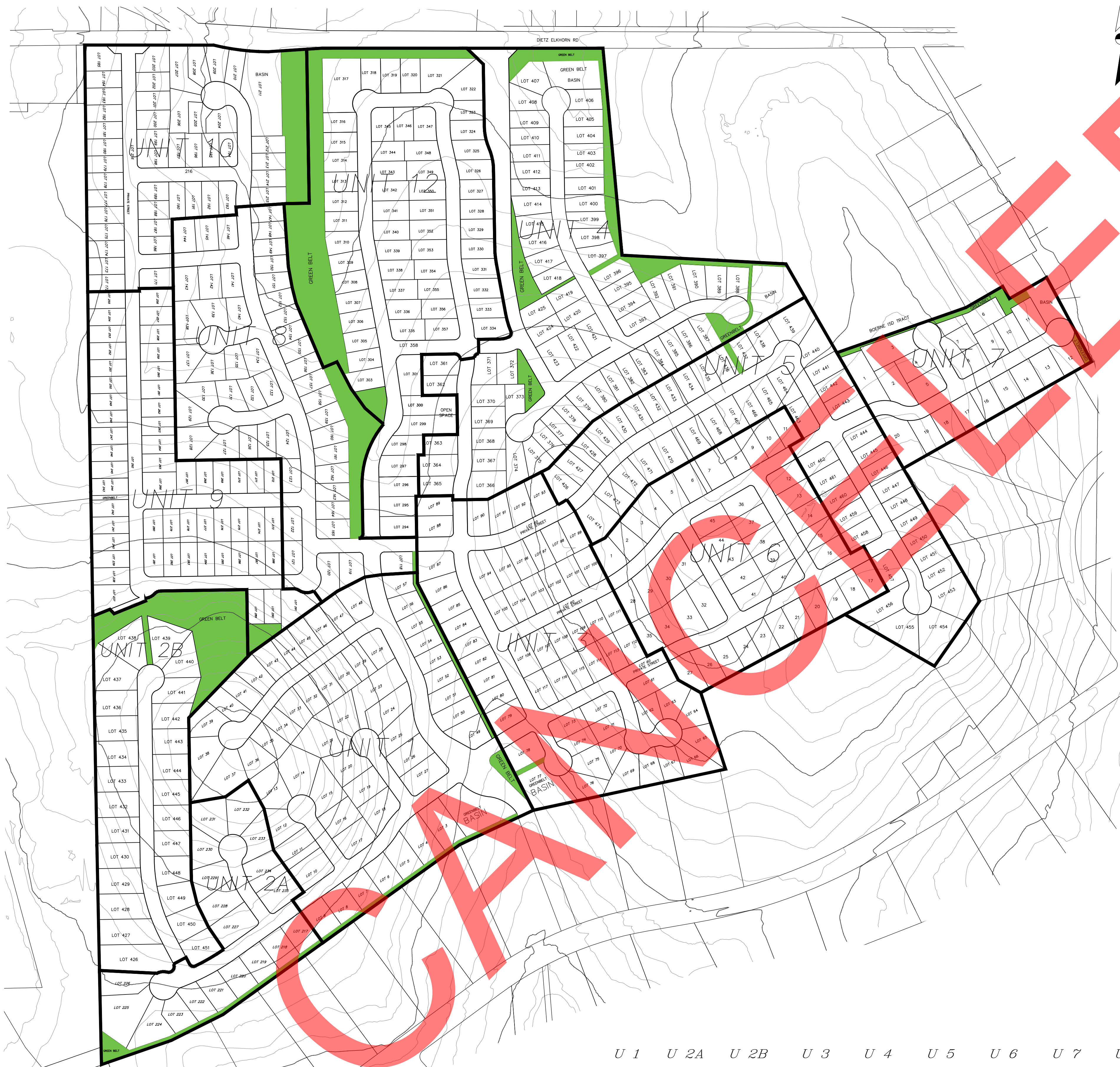
1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

2. THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY USUAL AND CUSTOMARY PRACTICES.

3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

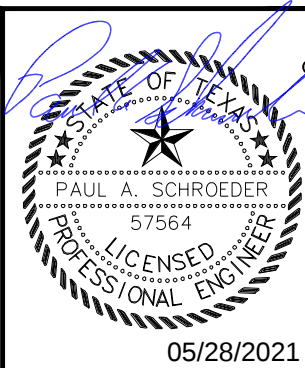
4. RESERVE 913 WILL BE A GREEN BELT, DRAINAGE, AND UNDERGROUND UTILITY EASEMENT, WILL BE OWNED BY THE FRONT GATE HOA AND MAINTAINED AS OPEN SPACE.

SHEET 1 OF 1



UNIT NO.	AREA AC.	LOTS	ROAD L.F.
1	20.58	55	3,600
2A	7.54	19	900
2B	11.92	26	750
3	16.80	56	3,000
4	21.68	65	3,100
5	14.75	49	2,900
6	13.21	45	2,400
7	7.14	20	590
8	14.12	48	2,680
9	12.44	54	1,100
10	12.37	44	1,850
12	20.45	62	2,700
TOTAL	173.00	548	

60' LOTS	177	—	—	—	—	46	—	—	—	33	54	44	—
70' LOTS	308	29	5	3	56	19	49	45	20	15	—	—	62
90' LOTS	63	26	14	23	—	—	—	—	—	—	—	—	—
TOTAL	548	55	19	26	56	65	49	45	20	48	54	44	62
RECORDING DATA	V.9640/P.62	V.9704/P.211	V.20001/P.2162	V.9658/P.62	V.20002/P.206	V.20002/P.619	NOT PLATTED	NOT PLATTED	V.9658/P.66	V.9716/P.137	V.9691/P.15	V.9762 P.28-29	
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	N/A	N/A	COMPLETED	COMPLETED	COMPLETED	COMPLETED	



FRONT GATE AT FAIR OAKS RANCH

MASTER PLAN

DATE: FEB. 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=0

SHEET 1 OF 1

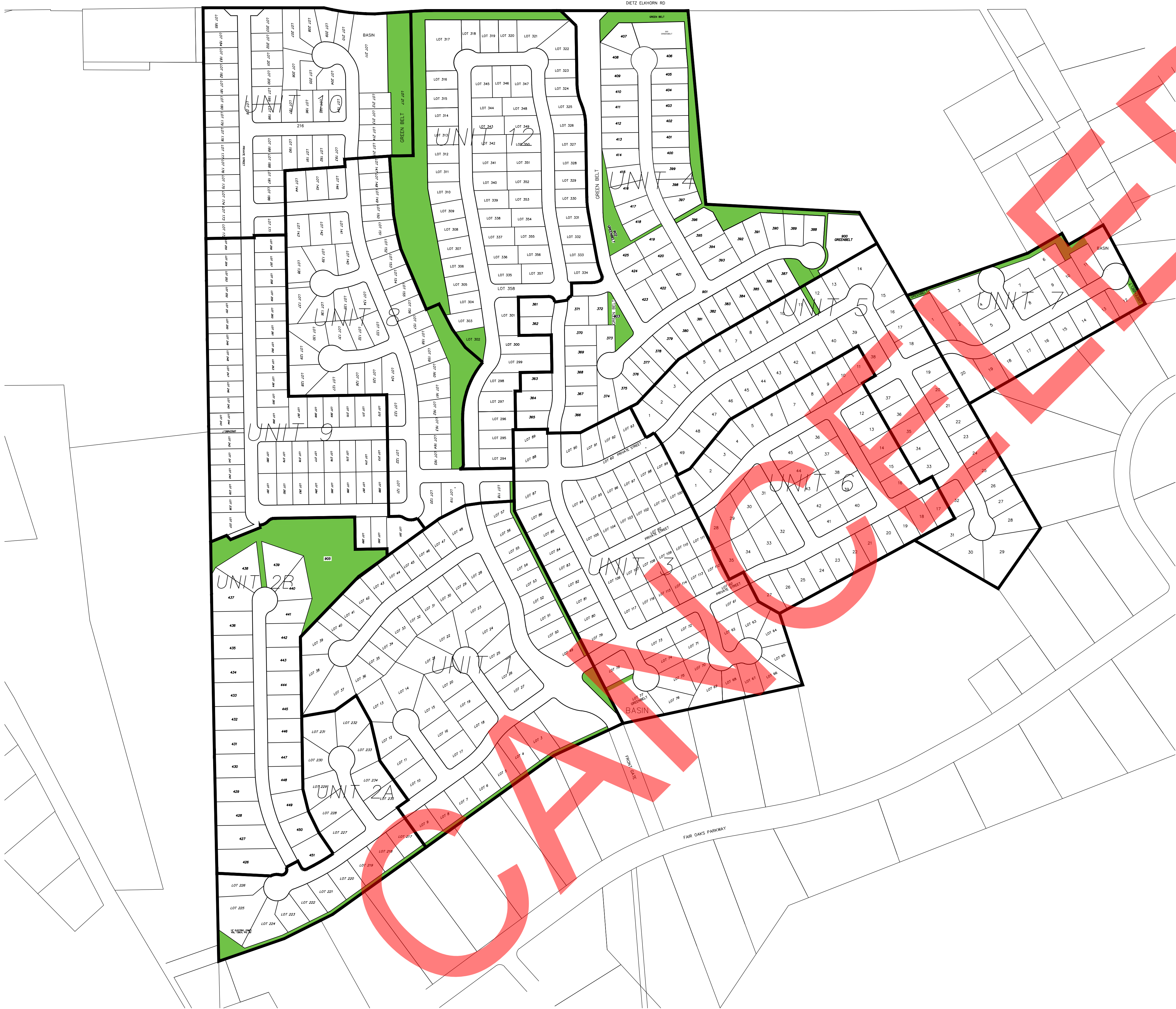
PROJ NO. 2742-000

REVISIONS

1	
2	
3	
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A	DESC.

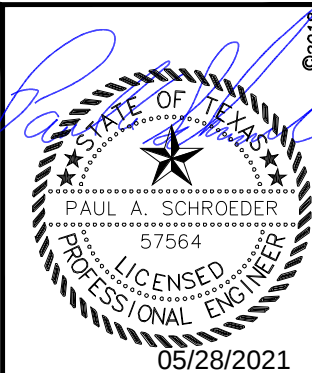
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL - ENVIRONMENTAL - SURVEY
12940 Country Parkway San Antonio, TX 78216
Phone: (214) 490-3270
Firm Registration No: F-159
TBPLS Firm Registration No: 10004100

Item #5.
DATE

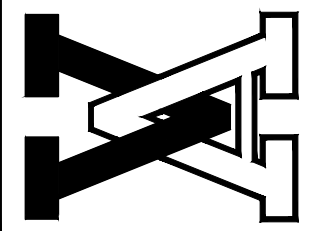


OPEN SPACE REQUIREMENT			
AREA = 548 LOTS/(100 LOTS/AC) = 5.48AC.			
UNIT NO.	OPEN SPACE AC.	STATUS	TOTAL ACCUMULATION
1	0.66	PLATTED	0.66
3	0.04	PLATTED	0.70
8	0.92	PLATTED	1.62
10	1.07	PLATTED	2.69
2A	0.24	PLATTED	2.93
9	0.18	PLATTED	3.11
12	3.06	PLATTED	6.17*
2B	2.15	PLATTED	8.32
4	1.98	PLATTED	10.3
5	0.00	PLATTED	10.3
6	0	2021	10.3
7	0.49	2021	10.8
TOTAL	10.79		

* SATISFIES SUBDIVISION OPEN SPACE REQUIREMENTS



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159



PREPARED FOR
SA
FRONT
GATE,
LLC

OPEN SPACE EXHIBIT
FRONT GATE
FAIR OAKS RANCH, TEXAS

DATE:	
Vertical Scale	1"=N/A
Horizontal Scale	1"=200'
SHEET OF	
PROJ. NO.	

REVISIONS	
1	
2	
3	
4	
Δ	DESC.