



CITY OF FAIR OAKS RANCH
CITY COUNCIL REGULAR MEETING

Thursday, December 16, 2021 at 6:30 PM

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

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Council, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. In accordance with the Open Meetings Act, Council 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.

3. Citizens to be heard.

PRESENTATIONS

4. Introduction of new employee, Scott Huizenga, Assistant City Manager.

Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications

CONSENT AGENDA

All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council Member by making such request prior to a motion and vote.

5. Approval of the December 2, 2021 Regular City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

6. Approval of a request of an extension of time regarding the approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.

Katherine Schweitzer, P.E., Manager of Engineering of Engineering Services

7. Approval of a Final Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 44 single-family residential lots, generally located on the south side of Dietz Elkhorn Road and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas.

Katherine Schweitzer, P.E., Manager of Engineering Services

CONSIDERATION/DISCUSSION ITEMS

8. Consideration and possible action approving the first reading of an Ordinance adopting updated building codes.

Jim Earl, Building Codes Official

9. Consideration and possible action approving a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.

Katherine Schweitzer, P.E., Manager of Engineering Services

REPORTS FROM STAFF AND COUNCIL

10. Update on the Household Hazardous Event.

Carole Vanzant, TRMC, Assistant City Manager

11. Presentation of the year-end financial report.

Scott Huizenga, Assistant City Manager

12. Records Destruction Report.

Christina Picioccio, TRMC, City Secretary

13. Police Department Community Outreach Report.

Tim Moring, Chief of Police

REQUESTS AND ANNOUNCEMENTS

14. Announcements and reports by Mayor and Council Members.

15. Announcements by the City Manager.

16. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:

Sec. 551.071 (Consultation with Attorney) the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

17. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.

18. Cause No. 2018-CI-00202; the City of Fair Oaks Ranch, Texas vs. Edward I. Hill, Robert E. Heckendorn, Craig M. Luitjen, Roger Fuentes, Wesley A. Pieper, Esther W. Hicks, William A. McDowell, Yolanda D. Ayala, PG Pfeiffer Ranches LLC, Maureen Pfeiffer Stevenson Family Trust.

RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session.

ADJOURNMENT

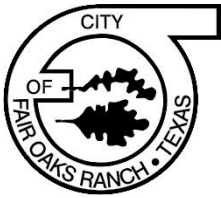
Signature of Agenda Approval: s/Tobin E. Maples

Tobin E. Maples, City Manager

I, Christina Picioccio, TRMC, 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, December 13, 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. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).



CITY OF FAIR OAKS RANCH
CITY COUNCIL REGULAR MEETING

Thursday, December 02, 2021 at 6:30 PM

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Stroup, Elizondo, Bliss, Koerner, Parker, and Muenchow

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

2. Pledge of Allegiance

CITIZENS and GUEST FORUM

3. Citizens to be heard - Carla Riedl, candidate for Justice of the Peace Precinct 3 in Bexar County introduced herself and asked for support from all present in the Republican Primary.

PRESENTATIONS

4. Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications, presented a 5-Year Service Award to Jay Shaw, Lead Maintenance Technician.

CONSENT AGENDA

5. **Approval of the November 16, 2021 Special City Council meeting minutes.**
6. **Approval of the November 18, 2021 Regular City Council meeting minutes.**

MOTION: Made by Council Member Muenchow, seconded by Council Member Bliss, to approve the Consent Agenda.

VOTE: 7-0; Motion Passed.

CONSIDERATION/DISCUSSION ITEMS

7. **Consideration and possible action approving a private donation to the City of Fair Oaks Ranch Police Department.**

Mr. John Lolatte, resident of the City, expressed gratitude to the police department for a service call to his home in August. This led to his decision to provide a donation in support of the City's Police Department.

MOTION: Made by Council Member Elizondo, seconded by Council Member Koerner, to approve approve the City's acceptance of a private monetary donation to purchase equipment for the Police Department in the amount of \$3,000.00.

VOTE: 7-0; Motion Passed.

8. **Consideration and possible action to authorize the City Manager to advance efforts to draft proposed amendments to the golf cart ordinance allowing for the use of Utility Vehicles (UTV's) on certain roadways within the City.**

MOTION: Made by Council Member Muenchow, seconded by Council Member Parker, to authorize the City Manager to advance efforts to draft potential amendments to the golf cart ordinance allowing for the use of Utility Vehicles (UTV's) on certain roadways within the City.

VOTE: 7-0; Motion Passed.

REPORTS FROM STAFF AND COMMITTEES

9. **Update on the Household Hazardous Event was deferred to a future meeting.**
10. **City Manager, Tobin Maples, AICP, presented to Council the City's current master thoroughfare plan and other information to consider. After Mr. Maples' presentation the Council agreed to convene a special meeting on December 7, 2021 at 6:00 PM to discuss further.**
11. **After a discussion about the benefits of a Council Retreat, the Council agreed for staff to facilitate one at the beginning of the new year.**

REQUESTS AND ANNOUNCEMENTS

12. **Announcements and reports by Mayor and Council Members:**

Council Member Bliss announced that there would be an event on Sunday, December 5, 2021, at Vestal Park where Santa and Mrs. Claus would provide treats to the children from 3:30PM - 5:30PM.

Council Member's Muenchow and Parker will be at Spotted Deer, December 15, 2021 at 1:00 PM, for citizens to visit with them.

Council Member Stroup reminded everyone that donations of unwrapped toys are being accepted until Friday, December 10, 2021 and boxes are located across the City as well as at City Hall and the Police Department.

13. **Announcements by the City Manager:**

City Manager, Tobin Maples, reminded everyone of the Cookies with Santa event taking place December 11, 2021 from 2:00 PM - 5:30 PM at the Police Department. Mr. Maples also recognized, City Secretary Christina Picioccio for her achievement of completing the Texas Registered Municipal Clerks Certification Program.

14. **Requests by Mayor and Council Members that items be placed on a future City Council agenda.**

Council Member Elizondo requested a recap of all the events the Police Department has produced for the community throughout the year.

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:

City Council convened into Executive Session at 7:48 PM regarding:

Sec. 551.071 (Consultation with Attorney) the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

16. **Cause No. 2018-CI-00202; the City of Fair Oaks Ranch, Texas vs. Edward I. Hill, Robert E. Heckendorn, Craig M. Luitjen, Roger Fuentes, Wesley A. Pieper, Esther W. Hicks, William A. McDowell, Yolanda D. Ayala, PG Pfeiffer Ranches LLC, Maureen Pfeiffer Stevenson Family Trust.**

City Council did not convene into Executive Session regarding:

15. **To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.**

RECONVENE INTO OPEN SESSION

Mayor Maxton reconvened into Open Session at 8:02 PM. No action was taken.

ADJOURNMENT

Mayor Maxton adjourned the meeting at 8:02 PM.

ATTEST:

Gregory C. Maxton, Mayor

Christina Picioccio, City Secretary



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
December 16, 2021

AGENDA TOPIC: Approval of a request of extension of time regarding the approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas

DATE: December 16, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: (Consent Agenda) Katherine Schweitzer, P.E., Manager, Engineering Services

The applicant has requested for an extension of time to address all staff comments. If the extension is approved, no action is needed on the next item on the agenda.

SUMMARY:

The purpose of this Preliminary Plat is to create 26 residential lots, and one private street (Cheyenne Ridge) that will also be maintained as underground utility easements. The lot sizes range from 0.19 acres to 0.43 acres and the minimum lot width of the lots being platted in this phase is 65 feet except for one lot that is 55' wide.

The subdivision is generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge (see attached Exhibit A: Location Map). Street access to the subdivision will be provided from Cheyenne Ridge.

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."

Sec. 212.009 (b-2) of the Texas Local Government Code titled, Approval Procedure: Initial Approval, states that - **"...the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:**

- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request."

PLANNING & ZONING COMMISSION RECOMMENDATION:

During their December 9, 2021 meeting the Planning & Zoning Commission recommended approval of the 30-day extension of time for the approval of the Preliminary Plat for Elkhorn Ridge Unit 4.

The motion passed unanimously (6-0).

PROPOSED MOTION:

(Consent Agenda): I move to recommend approval of request of extension of time for consideration and possible action regarding the approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 4.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
December 16, 2021

AGENDA TOPIC: Approval of a Final Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 44 single-family residential lots, generally located on the south side of Dietz Elkhorn Road and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas.

DATE: December 16, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: (Consent) Katherine Schweitzer, P.E., Manager, Engineering Services

SUMMARY:

The purpose of this Final Plat is to create 44 residential lots, 3 private streets (Shady Gate, Gate Forest, and Irving Way), and one 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 0.31 acres. The Preliminary Plat was approved in August 2021.

The subdivision is generally located south of Dietz Elkhorn Road 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:

The 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 that 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 August 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, constructed, and planned 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	Platting in progress
Units	1, 2A, 2B, 3, 4, 5 8, 9, 10, 12	6,7
Number of lots	478	64

The open space exhibits (**Exhibits D and E**) show the amount and location of open space. As per the Open Space Plan provided by the applicant and dated July 21, 2021, Unit 6 does not have to meet any open space requirement. However, the plat layout shows 0.06 acres of reserve that will also be maintained as open space. **Exhibit F** shows an aerial view of the Front Gate Unit development. The aerial map is not current and the streets giving access to this subdivision are constructed and have been accepted by the City.

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

The parcel has protected trees on site that need mitigation. The tree mitigation plan (Tree Plan) was approved prior to approval of the Preliminary Plat. The Master Plan permits 45 lots, however in an effort to preserve trees, the number of lots have been reduced to 44 lots.

The Final 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 Final Plat and relayed review comments to the applicant. All comments have been addressed in the resubmittal except a few minor conditions listed below.

During their December 9, 2021 meeting the Planning & Zoning Commission recommended approval of the Final Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 44 single-family residential lots with the following conditions:

1. The shape and area of the parcel for which tax certificate has been submitted does not match Bexar CAD GIS. Resolve this prior to recordation.
2. The plat note mentioned in the response letter regarding reserve 915 is not found on the plat. Add a note on the plat to indicate the change regarding removal of Reserve 915 that was approved in the Preliminary Plat and correct the Master Plan and Open Space Plan accordingly.
3. Provide proof of USPS approval for Irving Way prior to recordation.

The motion passed unanimously (6-0).

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

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.”

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

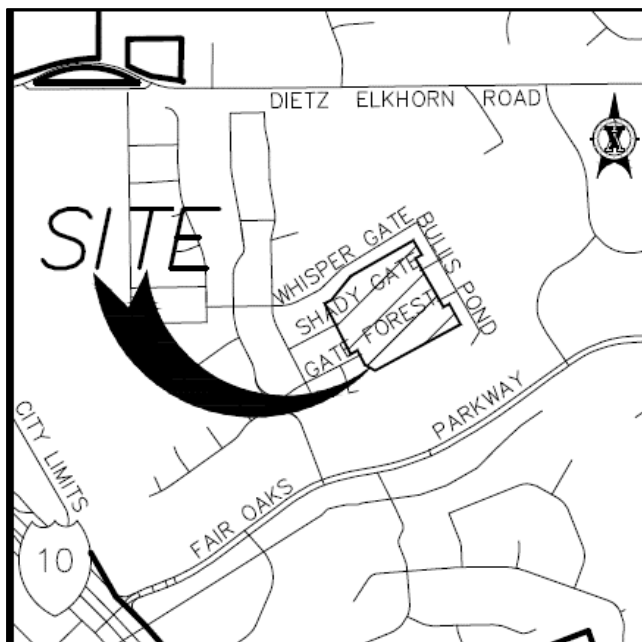
LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

PROPOSED MOTION:

(Consent Agenda) I move to approve the Final Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 44 single-family residential lots with the conditions:

1. The shape and area of the parcel for which tax certificate has been submitted does not match Bexar CAD GIS. Resolve this prior to recordation.
2. The plat note mentioned in the response letter regarding reserve 915 is not found on the plat. Add a note on the plat to indicate the change regarding removal of Reserve 915 that was approved in the Preliminary Plat and correct the Master Plan and Open Space Plan accordingly.
3. Provide proof of USPS approval for Irving Way prior to recordation.

Exhibit A: Front Gate Unit 6 Site Location Map

Source: Provided by the applicant

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

Source: Provided by the applicant

Exhibit C: Front Gate Subdivision - Progress Summary Table (August 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	302	29	5	3	56	19	49	44	20	15	—	62
90' LOTS	63	26	14	23	—	—	—	—	—	—	—	—
TOTAL	542	55	19	26	56	65	49	44	20	48	54	62
RECORDING DATA	V 9640/P 82	V 9704/P 211	V 98001/P 2162	V 9658/P 82	V 20002/P 206	V 20002/P 619	D 85125F	D 85125F	V 9658/P 86	V 9716/P 137	V 9691/P 15	V 9762 D 206-20

Source: Provided by the applicant

Exhibit D: Front Gate Subdivision Open Space Plan (Unit 6 Highlighted)



Source: Provided by the applicant

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
24	0.24	PLATTED	2.93
9	0.18	PLATTED	3.11
12	3.06	PLATTED	6.17*
28	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

Source: Provided by the applicant

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

1. Universal Application
2. S11 Final Plat Specific Application Form
3. Letter of Intent
4. Front Gate Unit 6 Subdivision Final 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@fair Oaks Ranch TX.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: 44
Recordation #: _____ Parcel(s) Tax ID#: 1186415
Existing Use: Residential Proposed Use: Residential
Current Zoning: Existing Residential 1 Proposed Zoning: Existing Residential 1
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: 7-19-21
(Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: 11/03/2021 BY: KGS
FEES PAID: PAID WITH PRELIM PLAT FEES 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:**Attachment #1****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

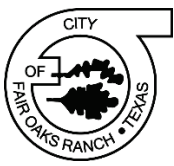
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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.
☒ Signed Letter of Authorization required if the application is signed by someone other than the property owner.
☒ 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.

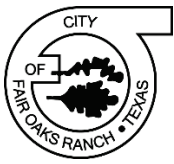


S11

SPECIFIC APPLICATION FORM - FINAL PLAT**Section 3.8 (5) 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 othersuitable 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.
- ☐ Pre-Application Conference prior to application submittal (if required).
- ☒ Approved copy of the Preliminary Plat, Replat and Concept Plan or other approved plats, if applicable.
- ☒ Three (3) copies (full size) of approved sets of construction plans.
- ☐ Concept plan approval (if required).
- ☒ A title report.
- ☒ One (1) copy (11x17) of proposed plat.
- ☐ Letter of Acceptance of Public Improvements by the City, or Fiscal Surety forPublic Improvements.
- ☐ Maintenance Bond for Public Improvements.
- ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Timewarner, Grey Forest, GBRA, Spectrum, etc.).
- ☒ Letter from USPS and other service providers to ensure the name of the proposed subdivision, 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 anyexisting street, shall take the name of the existing street.
- ☒ Drainage/Stormwater plan, if any grade changes.
- ☐ A certificate of ownership and dedication to the City of all streets, easements, alleys, parks, playgrounds or other dedicated public uses, signed and acknowledged before a notary public by the owners and by any holders of liens against the land. The dedications must be absolute. In leiu of a separate document, a note on the face of the plat meeting all of the above requirements is acceptable.



- ☒ Approved 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.

Note: Removal of Protected trees need approval by staff

Removal of Heritage trees need approval by Planning and Zoning Commission.

- ☒ 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.

November 17, 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
Final Plat Submittal
V&A Job NO. 2742-008-051

Dear Ms. Schweitzer,

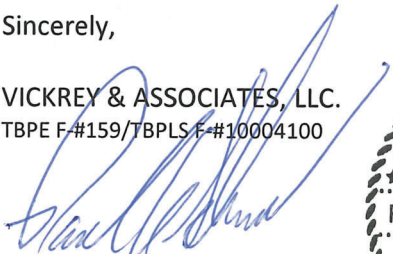
This submittal is to subdivide the following:

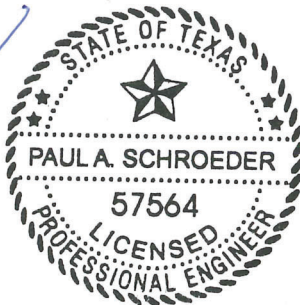
Being a 13.21-acre (575,410 square feet) tract of land out of the remainder of a called 78.629-acre tract of land conveyed from Craig Randall Pfeiffer and Howard G. Stevenson, Trustee of the Maureen Pfeiffer Stevenson Family Trust to SA Front Gate, LLC by Special Warranty Deed dated December 14, 2002 and recorded in Volume 15852, Page 1405, Official Public Records of Real Property (O.P.R.) of Bexar County, Texas.

The Front Gate Unit 6 subdivision will contain 44 lots.

Sincerely,

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


Paul A. Schroeder, PE, RPLS
Residential Division Manager



PAS/ksh



FINAL

SUBDIVISION PLAT ESTABLISHING
FRONTGATE UNIT 6
SAWS PLAT # FOR039

BEING A 13.21-ACRE (575.410 SQUARE FEET) TRACT OF LAND OUT OF THE REMAINDER OF A CALLED 78 629-ACRE TRACT OF LAND CONVEYED FROM CRAIG RANDALL PFEIFFER AND HOWARD C. STEVENSON, TRUSTEES OF THE MAUREEN PFEIFFER STEVENSON FAMILY TRUST TO SA FRONT GATE, LLC BY SPECIAL WARRANTY DEED DATED DECEMBER 14, 2002 AND RECORDED IN VOLUME 15852, PAGE 1405, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.) OF BEAR COUNTY, TEXAS.

REASON FOR FINAL PLAT:
TO CREATE 44 RESIDENTIAL LOTS, 1 PARCEL (CONTAINING 3 PRIVATE STREETS), AND 1 RESERVE.

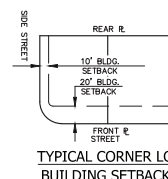
SCALE: 1"=100'

0 50 100 150



VICKREY & ASSOCIATES, LLC

CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 548-3271
Firm Registration No.: F-1459
TBPELS Firm Registration No.: 10004100

TYPICAL CORNER LOT
BUILDING SETBACKS

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 10' FROM THE FRONT, AS SHOWN ABOVE, AND SUBDIVISION DEED RESTRICTIONS.

STATE OF TEXAS

COUNTY OF BEAR

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.

STATE OF TEXAS

COUNTY OF BEAR

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 AND IN THE CAPACITY THEREIN STATED.

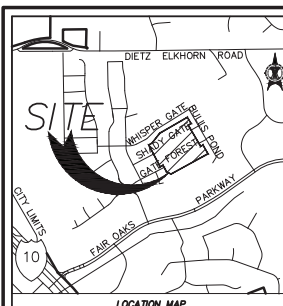
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC
STATE OF TEXAS

THIS FINAL 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

- IRF FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH "VICKREY PROP COR"
- ACRES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- 740 EXISTING CONTOURS
- 1740 PROPOSED CONTOURS
- R.O.W. RIGHT OF WAY
- EX EXISTING VOLUME
- PAGE PAGE
- AC ACRES
- CENTERLINE
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619 D.P.R.
- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619 D.P.R.
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619 D.P.R.
- 20' DRAINAGE EASEMENT VOL. 20002, PG. 619 D.P.R.
- 15' DRAINAGE EASEMENT
- 16' SANITARY SEWER EASEMENT
- 5' WATER EASEMENT
- SANITARY SEWER EASEMENT

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 COMMERCIAL 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.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY GRANTING EASEMENTS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN EASEMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

Line Table

Line #	Length	Direction
L1	58.19	S82°54'59"W
L2	55.00	N80°07'06"E
L3	51.78	S81°31'30"W
L4	59.88	N82°54'59"E
L5	41.44	N82°54'59"E
L6	66.34	S38°58'59"W
L7	20.30	N80°07'06"E
L8	70.74	N71°25'07"E
L9	44.29	S82°54'59"E
L10	44.29	S82°54'59"E
L11	70.74	N71°25'07"E
L12	66.34	S38°58'59"W
L13	41.44	N82°54'59"E
L14	105.00	S38°58'59"W
L15	9.00	N81°31'30"E
L16	25.00	S28°29'30"E

ZONING DESIGNATION NOTE:

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

PRIVATE STREET DESIGNATION NOTE:

SHADY GATE, IRVING WAY, AND GATE FOREST (PARCEL 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 FAIR OAKS RANCH.

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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

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 FAIR OAKS RANCH.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 48091C0005E, 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 BEAR

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

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, R.L.S.REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE # 5160

STATE OF TEXAS

COUNTY OF BEAR

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 CODE.

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, P.E.LICENSED PROFESSIONAL ENGINEER
LICENSE # 57564

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.

GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE MINIMUM 16 FEET AND INSTALLED WHEREVER FEES CROSS UTILITY AND DRAINAGE EASEMENTS

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

THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL PHOTOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL PHOTOGRAPHY.

BASIS OF BEARING IS STATE PLANE CORRD. SYSTEM NAD 83

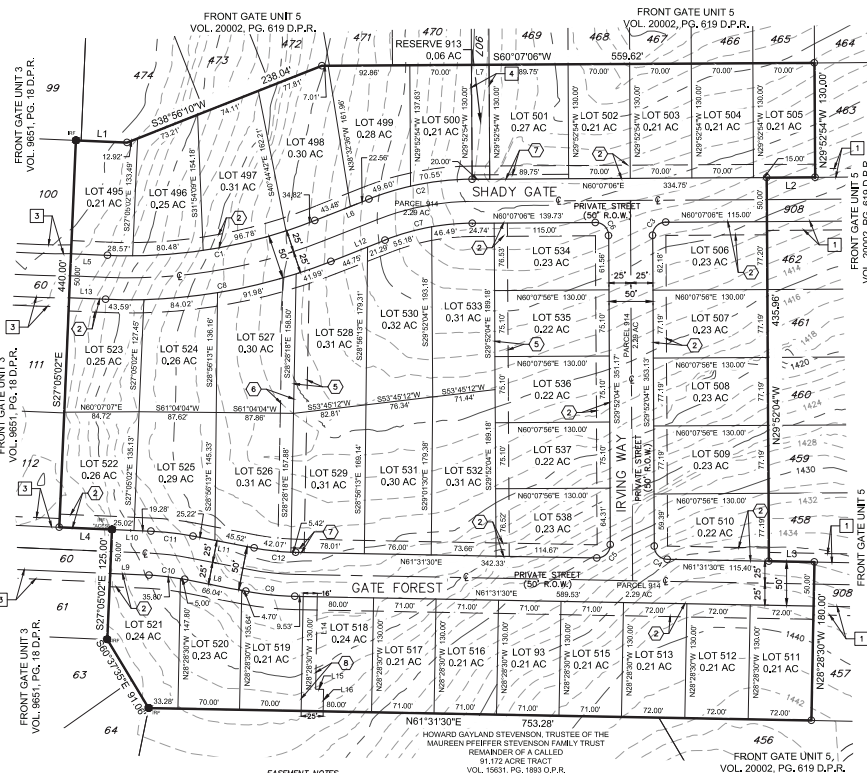
SHADY GATE, IRVING WAY, AND GATE FOREST (PARCEL 914) WILL BE PRIVATELY OWN AND MAINTAINED BY THE FRONT GATE HOA.

1/2" IRON RODS WITH "VICKREY PROP COR" SET AT ALL CORNERS.

SUMMARY:

44 LOTS, 1 LAND PARCEL (CONTAINING 3 PRIVATE STREETS), 1 RESERVE

PLAT REVISIONS: November 17, 2021



EASEMENT NOTES

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

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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, DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE 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 PROVIDER SHALL MAKE COMMERCIAL 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 UTILITY PROVIDER 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.
- 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

JOB No. 2742-008

DATE OF PREPARATION: 05/05/2021

R:2742-008/Engineer



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	44	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	542	

	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	302	29	5	3	56	19	49	44	20	15	—	62
90' LOTS	63	26	14	23	—	—	—	—	—	—	—	—
TOTAL	542	55	19	26	56	65	49	44	20	48	54	62
RECORDING DATA	Y.0640/P.02	Y.0704/P.01	Y.0000/P.0102	Y.0658/P.02	Y.0000/P.006	Y.0000/P.010	IN REVIEW	IN REVIEW	Y.0658/P.06	Y.0718/P.137	Y.0651/P.15	Y.0702/P.08-09
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	N/A	N/A	COMPLETED	COMPLETED	COMPLETED	COMPLETED

REVISIONS

NO.	DATE	DESC.
1		
2		
3		
4		
5		

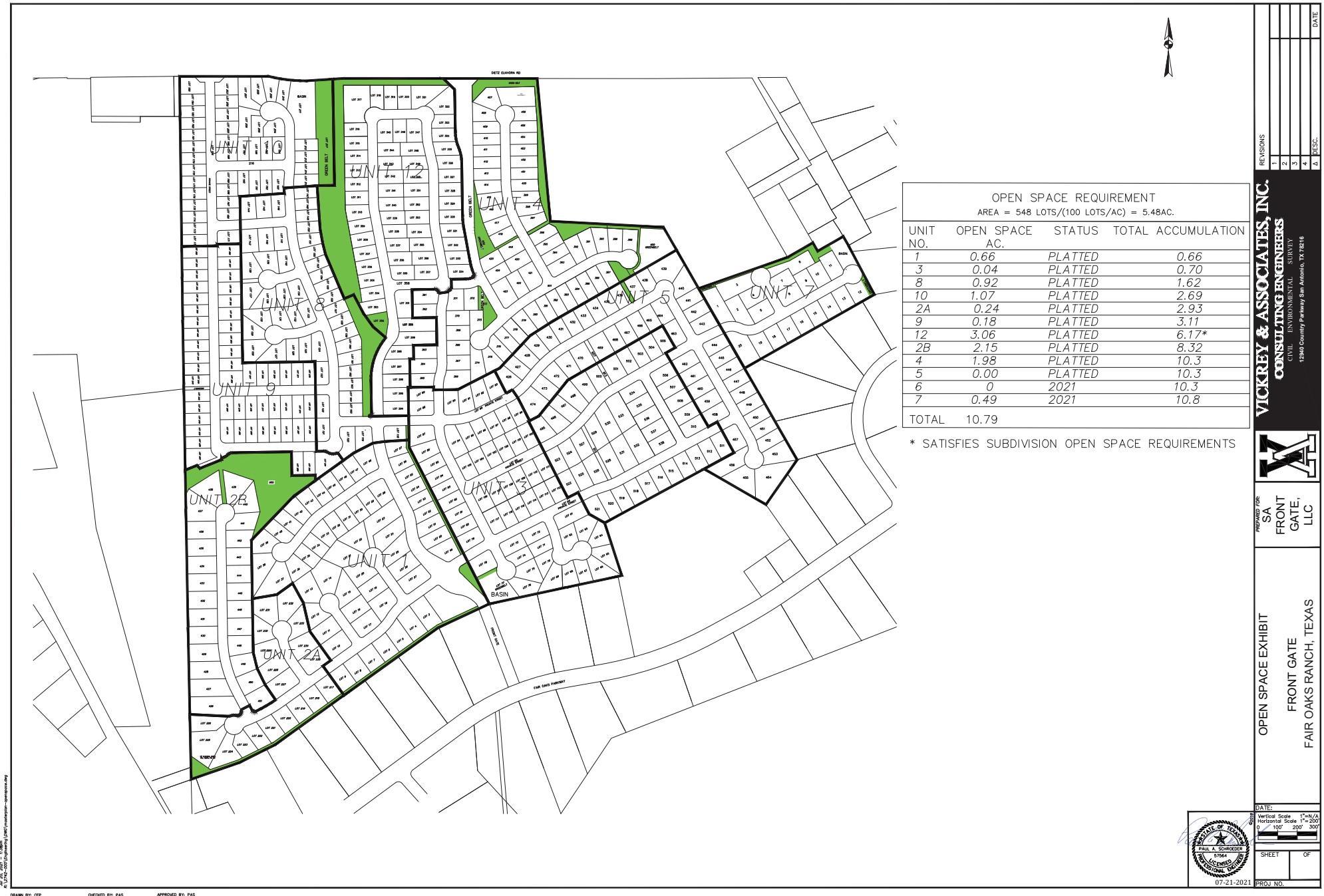
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12408 Compton Rd., Suite 100, Dallas, TX 75244
Firm Registration No. 4-599
TSPS Firm Registration No. 1004400



FRONT GATE AT FAIR OAKS RANCH
MASTER PLAN



DATE: AUG. 2021
Vertical Scale: 1"=10' N/A
Horizontal Scale: 1"=200'
SHEET 1 OF 1
PROJ. NO. 2742-000





CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
December 16, 2021

AGENDA TOPIC: Consideration and possible action approving the first reading of an Ordinance adopting updated building codes.

DATE: December 16, 2021

DEPARTMENT: Building Codes

PRESENTED BY: Jim Earl, Building Official

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch has from time to time updated the various building codes adopted by Ordinance. The current codes in effect are the International Building Codes 2018 edition and National Electric Code 2017 edition. It is suggested we adopt the 2021 and 2020 editions respectively.

As typical for previous Building Code updates the changes are many and varied but include for example:

- The requirement of a 36" wide path from emergency egress to public way.
- The requirement for a surge protection device at the subpanel.
- The requirement for increased GFCI protection in damp locations.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

By periodically adopting updated building codes, the building Department is enabled to enforce new regulations in keeping with ever evolving building standards, thus contributing to the overall health, safety and welfare of the citizenry of Fair Oaks Ranch.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Minimal. Staff time to modify builder's permitting information hand-outs as well as code references on the city's web site. The code books were budgeted for this fiscal year.

LEGAL ANALYSIS:

Municipalities are permitted to adopt new building codes as they see fit by state law. Ordinance was reviewed and approved as to form.

RECOMMENDATION/PROPOSED MOTION:

I move to approve the first reading of an Ordinance amending the Fair Oaks Ranch Code of Ordinances Chapter 3 regarding Building regulations.

AN ORDINANCE

AN ORDINANCE OF THE CITY OF FAIR OAKS RANCH AMENDING THE FAIR OAKS RANCH CODE OF ORDINANCES CHAPTER 3 “BUILDING REGULATIONS”, ARTICLE 3.03 “BUILDING CODE”, ARTICLE 3.04 “RESIDENTIAL CODE”, ARTICLE 3.05 “ENERGY CONSERVATION CODE”, ARTICLE 3.06 “PLUMBING”, ARTICLE 3.07 “ELECTRICITY”, ARTICLE 3.08 “MECHANICAL CODE”, ARTICLE 3.09 “FUEL GAS CODE”, ARTICLE 3.11 “SWIMMING POOLS”, AND CHAPTER 5 “FIRE PREVENTION AND PROTECTION”, ARTICLE 5.02 “FIRE CODE”; PROVIDING FOR A PENALTY OF NOT MORE THAN \$2000 PER VIOLATION PER DAY FOR NONCOMPLIANCE, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, it is the desire of the City of Fair Oaks Ranch, Texas, to adopt, in all respects, the various International Codes relating to buildings, residential, energy conservation, plumbing, mechanical, and gas, and to adopt the National Electrical Code, and;

WHEREAS, the adoption of these Codes is done to facilitate proper inspection activities by the City of Fair Oaks Ranch, Texas relating to construction and to maintenance of buildings within the corporate city limits and relating to public safety, health and general welfare, and;

WHEREAS, at times it is necessary to update the city’s Building Regulations in the Fair Oaks Ranch Code of Ordinances Chapter 3 and Fire Prevention and Protection in Chapter 5 of same Code, and;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

PART 1. Chapter 3 “Building Regulations” Article 3.03 “Building Code”; Article 3.04 “Residential Code”; Article 3.05 “Energy Conservation Code”; Article 3.06 “Plumbing”; Article 3.07 “Electricity”; Article 3.08 “Mechanical Code”; Article 3.09 “Fuel Gas Code”; Article 3.11 “Swimming Pools”; and Chapter 5 “Fire Prevention and Protection” Article 5.02 “Fire Code” are hereby amended as set forth in the attached Exhibit A.

PART 2. All existing amendments to the International Residential Code 2018 edition, International Plumbing Code 2018 edition, and National Electric Code 2017 edition, shall remain in effect and be considered amendments to the appropriate codes adopted herein.

PART 3. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

PART 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

PART 5. That it is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject

matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

PART 6. This ordinance shall take effect immediately from and after its second reading, passage and publication as may be required by governing law.

PART 7. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Fair Oaks Ranch under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

PART 8. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

PART 9. Any person, firm, corporation, or association violating the provision of this ordinance shall, upon conviction, be fined in any sum consistent with Section 1.01.009 of the Fair Oaks Ranch Code of Ordinances.

PASSED on first reading this 16th day of December, 2021.

PASSED, APPROVED AND ADOPTED on second reading this 6th day of January 6th, 2022.

Greg Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, City Secretary

Denton Navarro Rocha Bernal & Zech, P.C.,
City Attorney

Exhibit A

[Deletions shown as strikethrough and additions shown as italics]

A. Chapter 3 “Building Regulations” is hereby amended as follows:

Article 3.03 Building Code

Section 3.03.001 Adopted

(a) The following codes are hereby adopted by reference as though copied herein fully:

- (1) International Building Code, ~~2018~~ 2021 edition *including appendix G*. Section 113 ~~(IBC)~~ ~~board Means of appeals~~ *Appeals* is hereby repealed in its entirety.
- (2) International Existing Building Code, ~~2018~~ 2021 edition. Section 112 ~~board Means of appeals~~ *Appeals* is hereby repealed in its entirety.

Article 3.04 Residential Code

Section 3.04.001 Adopted

(a) The following code is hereby adopted by reference as though copied herein fully: International Residential Code for One- and Two-Family Dwellings, ~~2018~~ 2020 edition, including appendixes ~~A, B, C, D, G, H, J, N, and P~~ *AA, AB, AC, AD, AG, AH, AJ, AN, and AP* but excluding Sections R313 and P2904. Section ~~R112~~ Board of Appeals is hereby repealed in its entirety.

Article 3.05 Energy Conservation Code

Section 3.05.001 Adopted

(a) The following code is hereby adopted by reference as though copied herein fully: International Energy Conservation Code, ~~2018~~ 2021 edition. Section ~~C109~~ *C110* ~~(IEC)~~ Board of Appeals is hereby repealed in its entirety.

Article 3.06 Plumbing Division 2 Plumbing Code

Section 3.06.031 Adopted

(a) The following code is hereby adopted by reference as though copied herein fully: International Plumbing Code, ~~2018~~ 2021 edition. Including Appendix E. Section ~~109~~ *114* ~~(IPC) means of appeal~~ *Means of Appeals* is hereby repealed in its entirety.

Article 3.07 Electricity Division 2 Electrical Code

Section 3.07.031 Adopted

(a) The following code is hereby adopted by reference as though copied herein fully: National Electric Code, ~~2017~~ 2020 edition.

Article 3.08 Mechanical Code

Section 3.08.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Mechanical Code, 2018 2021 edition. Section ~~109 113 (IMC) means of appeal~~ *Means of Appeals* and Section 114 Board of appeals ~~is are~~ hereby repealed in ~~its~~ their entirety.

Article 3.09 Fuel Gas Code

Section 3.09.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Fuel Gas Code, 2018 2021 edition. *Including Appendices A, B, and C.* Section ~~109 113 (IFGC) means of appeal~~ *Means of Appeal* and section 114 Board of Appeals (IFGC) ~~is are~~ hereby repealed in ~~its~~ their entirety.

Article 3.11 Swimming Pools and Spas

Section 3.11.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Swimming and Spa Code, 2018 2021 edition. Section ~~108 111 (ISPSC) means of appeal~~ *Means of Appeal* and Section 112 Board of Appeals ~~is are~~ hereby repealed in ~~its~~ their entirety.

B. Chapter 5 “Fire Prevention and Protection” is hereby amended as follows:

Article 5.02 Fire Code

Section 5.02.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Fire Code, 2018 2021 edition, *including appendices A, B, C, D, E, F, G, H, I, J, K, L, M, and N.* Section ~~109 111 (IFC) board of appeals~~ *Means of Appeals* is hereby repealed in its entirety.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
December 16, 2021

AGENDA TOPIC: Consideration and possible action approving a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas

DATE: December 16, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Katherine Schweitzer, P.E., Manager, Engineering Services

The applicant has requested an extension of time to address all staff comments. If the extension is approved, no action is needed on this item.

SUMMARY:

The purpose of this Preliminary Plat is to create 26 residential lots, and one private street (Cheyenne Ridge) that will also be maintained as underground utility easements. The lot sizes range from 0.19 acres to 0.43 acres and the minimum lot width of the lots being platted in this phase is 65 feet except for one lot that is 55' wide.

The subdivision is generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge (see attached **Exhibit A: Location Map**). Street access to the subdivision will be provided from Cheyenne Ridge.

BACKGROUND:

In January 2014, the City of Fair Oaks Ranch entered into a development agreement with Elkhorn Ridge SA, LLC for the development of 311 single family residential lots as part of the Elkhorn Ridge subdivision. The referenced agreement stated the following regarding lot size dimensions: "In general all lots are approximately one hundred twenty feet (120 ft) in depth at a minimum with 148 lots being approximately fifty-five (55 ft) wide, 91 lots being approximately sixty-five (65 ft) wide and 72 lots being approximately eighty feet (80 ft) wide as measured from the front building setback line." The agreement also stated – "Any material changes to the Master Plan shall require the approval of City Council, unless such change results in a reduced density."

The Master Plan (**Exhibit B**) approved as part of the agreement contained the following breakdown that was in conflict with the text of the agreement mentioned above.

	LOT SIZES			
	55' <	55' - 64'	65' - 84'	85' >
UNIT 1	25	28	38	3
UNIT 2	24	13	38	12
UNIT 3	25	19	27	9
UNIT 4	47	4	-	-
TOTAL	121	64	103	24

Source: Development Agreement dated 2014

Attached **Exhibit C** shows the location of the area being platted in relation to the entire Elkhorn Ridge development. **Exhibit D** shows the current status of the development, number and size of lots, lot configuration, recordation data, and construction status (as of November 2021, as provided by the applicant). A detailed breakdown of the development progress of the various units, as provided by the applicant in October 2021, is summarized below in Table 1.

Table 1: Elkhorn Ridge Development Construction Status

Status	Constructed	Future
Units	1, 2, 3, 5, 6A, 6B, 9	4, 7, 8
Number of lots	221	71

Based on a comparative analysis of the development agreement and the subdivision progress provided by the applicant, the lot breakdown and status is summarized in the Table 2 below. The last Section U4 will contain 7.356 acres and will be platted with 25 lots of 65 feet lot width except for one lot of 55' width. (**Exhibit D**)

Table 2: Comparative Analysis of the Development Agreement and Updated Master Plan

Lot Size	Total permitted in the Development Agreement text	Total shown in the map attached to the Development Agreement	Applicant's proposed Master Plan of October 2021	Number of lots platted w/o U4 (the only remaining section to be platted)	Number of lots proposed to be platted in U4	Total number including proposed lots in U4
Min. 55' wide lots	148	185 (0'-64') No min. lot width)	135	134	0	135
Min. 65' wide lots	91	103 (65'-84' wide lots)	113	88	25	113
Min. 80' wide lots	72	24 (min. 85' wide)	44	44	0	44
Total	311	312	292	266	25	292

Based on previous discussions with staff and legal counsel, the proposed plat will meet the terms of the Development Agreement. As per the Open Space Plan (**Exhibits E and F**), Unit 4 does not have to meet any open space requirement.

Exhibit G shows an aerial view of the Elkhorn Ridge development. The street providing access to this subdivision is constructed and has been accepted by the City. The parcel has protected trees on site that need mitigation. The applicant has prepared a tree mitigation plan (Tree Plan) that is placed on the agenda of December 9, 2021 and needs to be approved prior to approval of the Preliminary Plat.

The Preliminary Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, which 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. The applicant has requested for a 30-day extension of time to address the staff comments.

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.

LONG-TERM 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."

Sec. 212.009 (b-2) of the Texas Local Government Code titled, Approval Procedure: Initial Approval, states that - "...the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request."

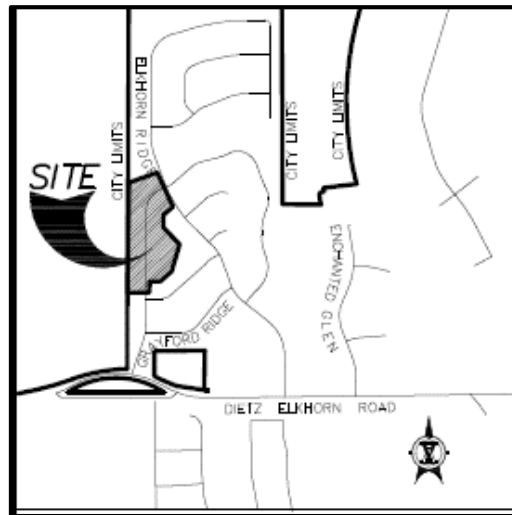
During their December 9, 2021 meeting the Planning & Zoning Commission recommended approval of the 30-day extension of time for the approval of the Preliminary Plat for Elkhorn Ridge Unit 4.

The motion passed unanimously (6-0).

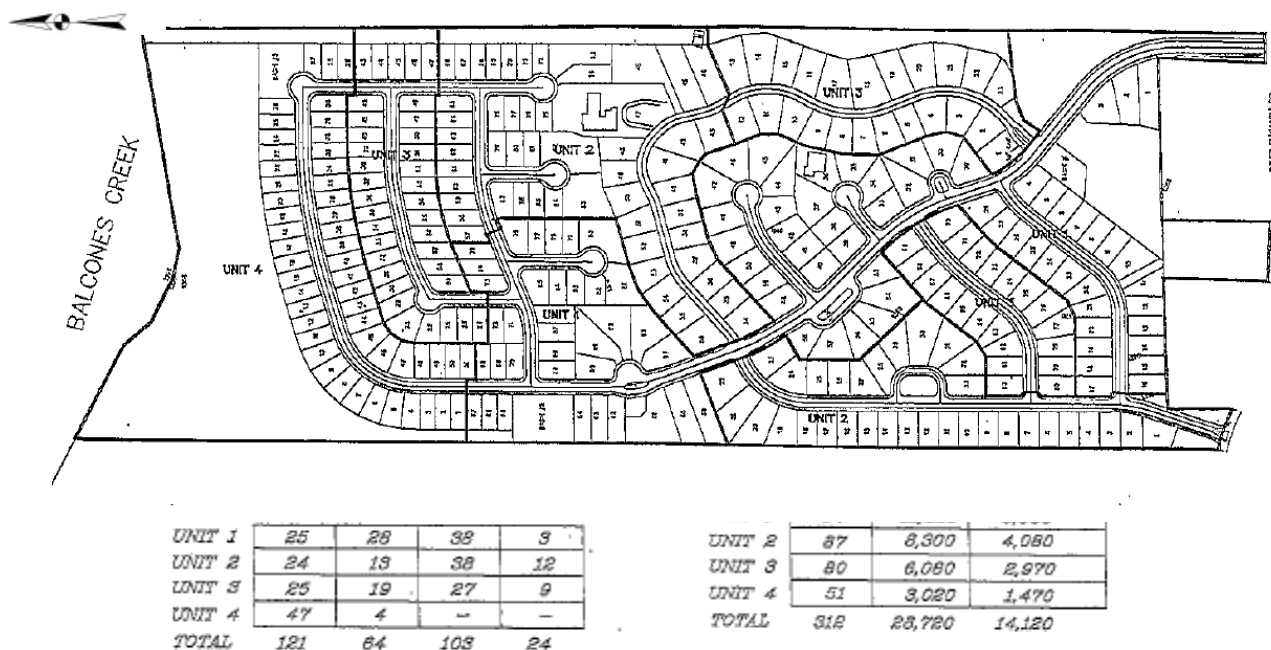
PROPOSED MOTION:

The applicant has requested for an extension of time to address all comments. If the extension is approved, then no action is needed on this item.

If the extension is not approved, staff recommends that this plat be denied due to numerous outstanding items.

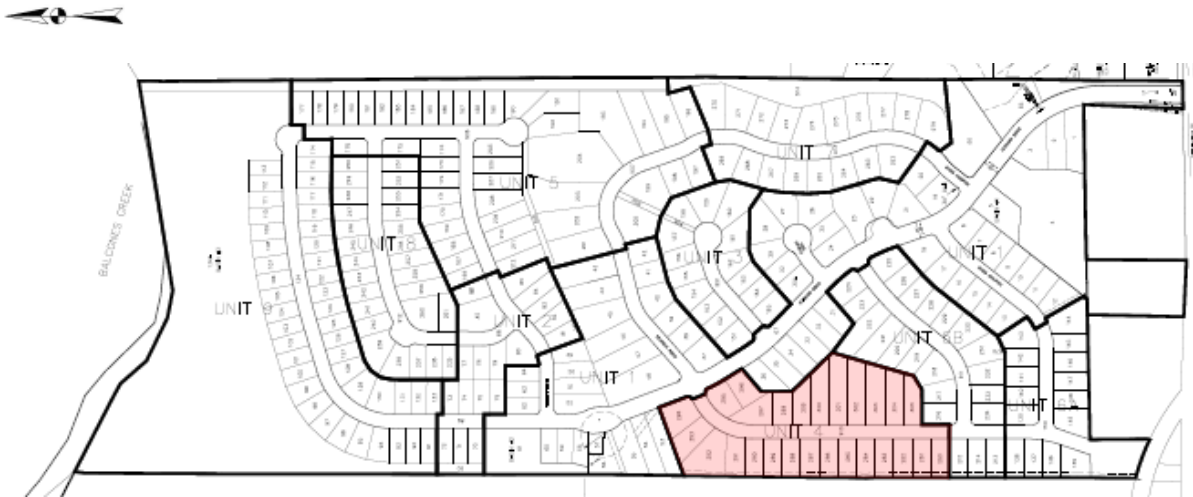
Exhibit A: Elkhorn Ridge Unit 4 Location Map

Source: Provided by the applicant

Exhibit B: Elkhorn Ridge Subdivision Master Plan

Source: Development Agreement dated 2014

Exhibit C: Elkhorn Ridge Subdivision Master Plan (Unit 4 Highlighted)

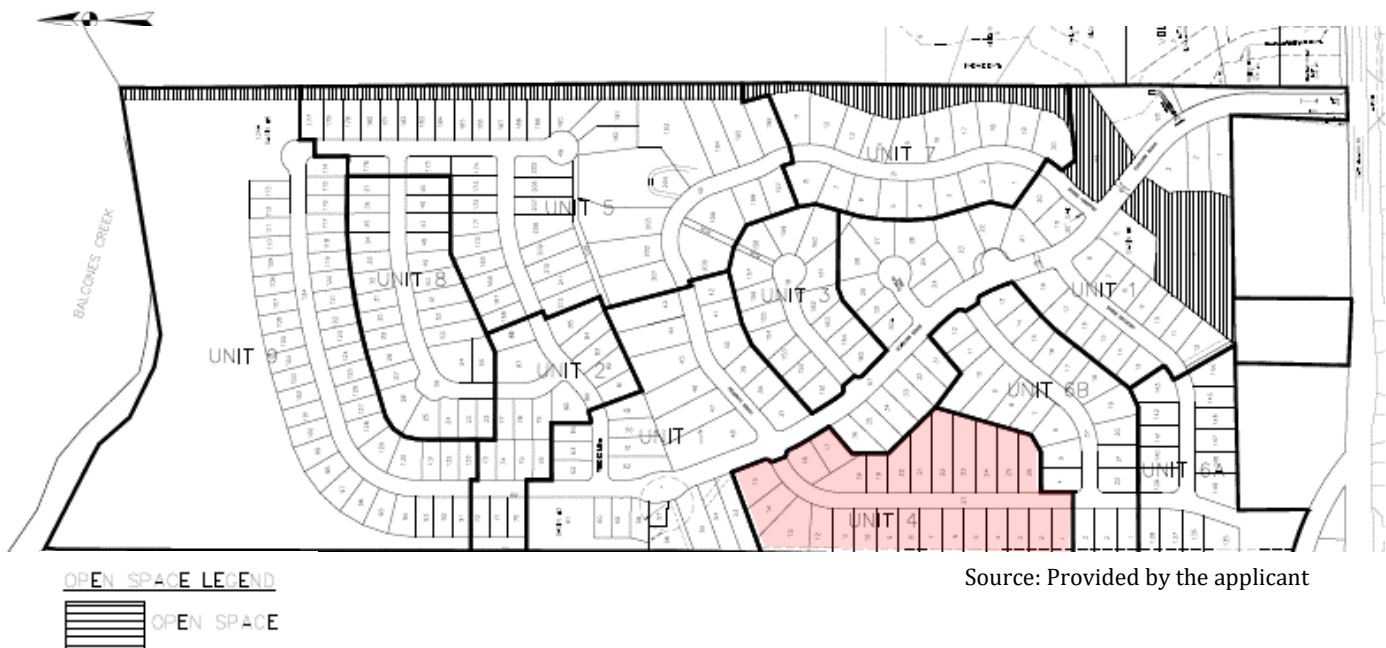


Source: Provided by the applicant

Exhibit D: Elkhorn Ridge Subdivision - Progress Summary Table Provided by the Applicant (November 2021)

	U 1	U 2	U 3	U 4	U 5	U 6A	U 6B	U 7	U 8	U 9	TOTAL
AREA(AC)	28.72	4.35	3.92	7.356	16.28	4.36	6.00	7.07	5.98	23.90	107.94
55' LOTS	135	11	18	1	35	—	—	—	27	43	
65' LOTS	113	36	—	15	25	15	22	—	—	—	
80' LOTS	44	14	—	—	12	—	—	18	—	—	
TOTAL	292	61	18	15	26	47	15	22	18	27	43
RECORDING DATA	V 9682 / P 179	V 9714 / P 183	T 20001 / P 2218	FUTURE	T 20002 / P 621	T 20001 / P 1443	T 20002 / P 1829	FUTURE	FUTURE	FUTURE	T 20001 / P 1245
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	FUTURE	COMPLETED	COMPLETED	COMPLETED	FUTURE	FUTURE	FUTURE	COMPLETED

Exhibit E: Elkhorn Ridge Subdivision Open Space Plan (Unit 4 Highlighted)



Source: Provided by the applicant

Exhibit F: Open Space Requirement

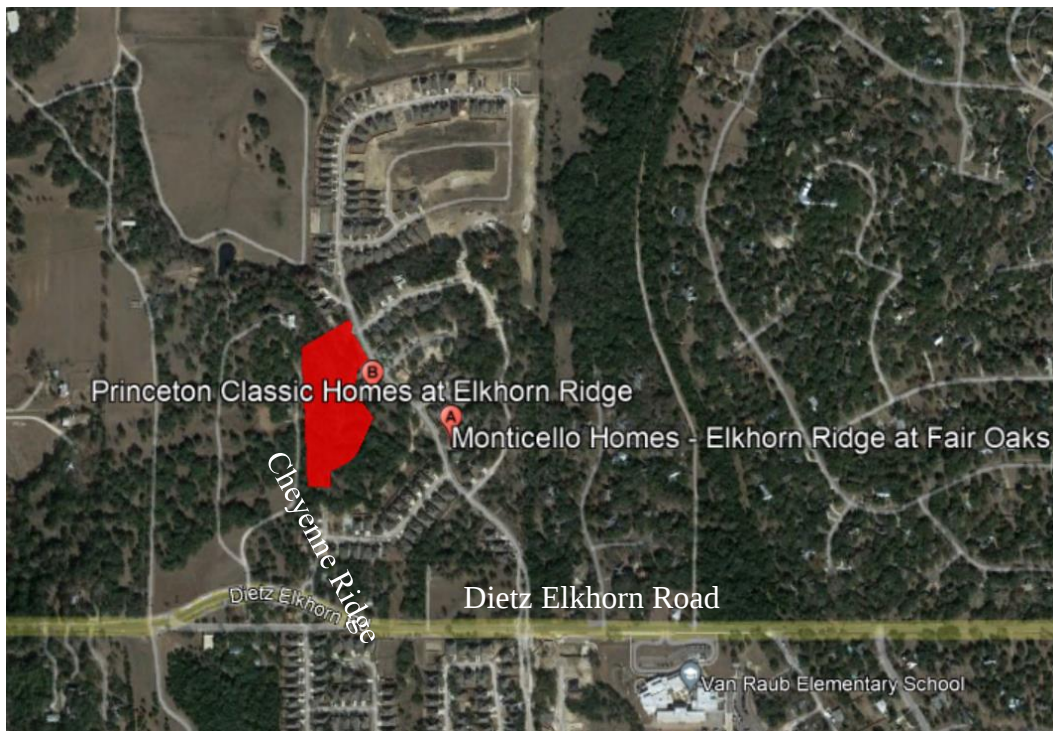
OPEN SPACE REQUIREMENT		
AREA = 292 LOTS/(100 LOTS/AC) = 2.92 AC.		
UNIT NO.	OPEN SPACE AC.	STATUS
1	3.08 ¹	2015
2	0	2017
3	0	2019
4	0	UNKNOWN
5	1.26	2021
6A	0	2020
6B	0	2021
7	1.36	2022
8	0	2022
9	0.43	2019
TOTAL	6.13	

¹ THE OPEN SPACE REQUIRED FOR THE ENTIRE SUBDIVISION WAS PROVIDED WITH UNIT-1.

ALL CURRENT AND FUTURE OPEN SPACE WILL BE DEDICATED TO ELKHORN RIDGE HOA.

Source: Provided by the applicant

Exhibit G - Elkhorn Ridge Subdivision Aerial View (Unit 4 Highlighted)



Attachments:

1. Universal Application
2. S10 Preliminary Plat Specific Application Form
3. Letter of Intent
4. Elkhorn Ridge Unit 4 Subdivision Preliminary Plat
5. Elkhorn Ridge Masterplan
6. Elkhorn Ridge Open Space Exhibit



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

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: Elkhorn Ridge Unit 4 Acreage: 7.356
 Brief Description of Project: Residential Subdivision
 Is property platted? ☒ No ☐ Yes Subdivision name: Elkhorn Ridge Unit 4 No. of Lots: 26
 Recordation #: _____ Parcel(s) Tax ID#: 04708-000-0700
 Existing Use: Single Family Proposed Use: Single Family
 Current Zoning: Existing Residential One Proposed Zoning: Existing Residential One
 Occupancy Type: _____ Sq. Ft: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: Elkhorn Ridge SA, 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: Bitterblue 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

KEY CONTACT INFORMATION

Name of the Individual: Paul A. Schroeder Contact Name: Vickrey & Associates, LLC
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216
 Phone: (210) 349-3271 E-mail: pschroeder@vickreyllc.com

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

Signature: [Signature] Date: 11-16-21
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: 11/03/2021 BY: KGS
 FEES PAID: \$1950.00 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:**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

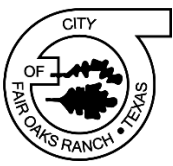
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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.
- ☒ Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- ☒ 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)

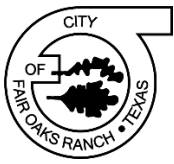
¹For items that are duplicated in the specific type of application, only one copy is required.

**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.



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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

- ☒ 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.

November 17, 2021

Ms. Katie Schweitzer, PE
City of Fair Oaks Ranch
7286 Dietz-Elkhorn
Fair Oaks Ranch, Texas 78015

Re: Elkhorn Ridge Unit 4
Preliminary Plat Submittal
V&A Project No. 2752-012-051

Dear Ms. Schweitzer,

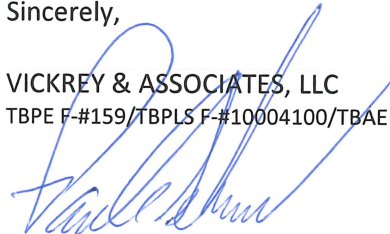
This submittal is to subdivide the following:

Being a **7.356-acre (320,434 square feet)** tract out of the Jose Ramon Arocha Survey No. 171, Abstract No. 24, County Block 4708, City of Fair Oaks Ranch, Bexar County, Texas, said 7.356-acre tract of land also being out of the remainder of a called 26.56-acre tract of land conveyed from Kevin Katzer to Elkhorn Ridge SA, LLC, by Warranty Deed dated November 22, 2013 and recorded in Volume 16450, Page 2034, Official Public Records of Real Property (O.P.R.), Bexar County, Texas, (all records cited herein are recorded in Bexar County, Texas) and out of the remainder of a called 26.04-acre tract conveyed from Kevin B. Katzer, Gerald Rentz, Jr., and Lisa Rentz to Elkhorn Ridge SA, LLC by Warranty Deed dated November 22, 2013 recorded in Volume 16450, Page 2129, O.P.R. of Bexar County, Texas.

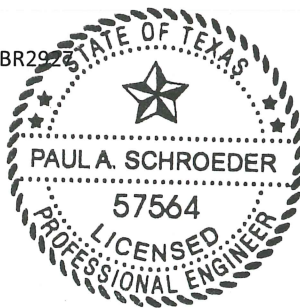
The Elkhorn Ridge Unit 4 subdivision will contain 26 lots.

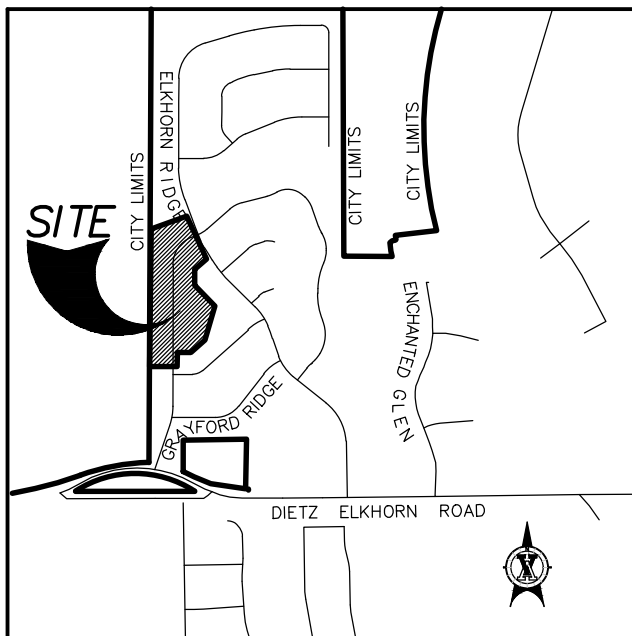
Sincerely,

VICKREY & ASSOCIATES, LLC
TBPE F-#159/TBPLS F-#10004100/TBAE F-#BR2922


Paul A. Schroeder, PE, RPLS
Residential Division Manager

PAS/ksh





LOCATION MAP
NOT TO SCALE

LEGEND	
●	SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
○	FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
♂	FOUND 1/2" IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
-740-	EXISTING CONTOURS
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
E	CENTERLINE
EX	EXISTING
VOL.	VOLUME
P.G.	PAGE
AC.	ACRES
P	PROPERTY LINE
CB	COUNTY BLOCK

- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- CLEAR VISION EASEMENT
- 16' ELECTRIC ESM'T DOC.# 20150065617
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9692, PG. 179-181
- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 1223

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.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR RECYCLED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

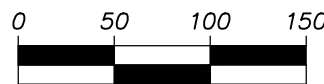
PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
ELKHORN RIDGE UNIT 4
SAWS PLAT #

BEING A 7.356-ACRE (320.434 SQUARE FEET) TRACT OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, COUNTY BLOCK 4708, CITY OF FAIR OAKS RANCH, BEXAR COUNTY, TEXAS, SAID 7.356-ACRE TRACT OF LAND ALSO BEING OUT OF THE REMAINDER OF A CALLED 28.56-ACRE TRACT OF LAND CONVEYED FROM KEVIN KATZER TO ELKHORN RIDGE SA, LLC, BY WARRANTY DEED DATED NOVEMBER 22, 2013 AND RECORDED IN VOLUME 16450, PAGE 2034, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.), BEXAR COUNTY, TEXAS, (ALL RECORDS CITED HEREIN ARE RECORDED IN BEXAR COUNTY, TEXAS) AND OUT OF THE REMAINDER OF A CALLED 26.04-ACRE TRACT CONVEYED FROM KEVIN B. KATZER, GERALD RENTZ, JR., AND LISA RENTZ TO ELKHORN RIDGE SA, LLC BY WARRANTY DEED DATED NOVEMBER 22, 2013 RECORDED IN VOLUME 16450, PAGE 2129, O.P.R. OF BEXAR COUNTY, TEXAS.

REASON FOR PRELIMINARY PLAT:
TO CREATE 26 RESIDENTIAL LOTS AND 1 PRIVATE STREET CONTAINING 7.356 ACRES



SCALE: 1"=100'



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPE Firm Registration No.: F-159
TBPLS Firm Registration No.: 10004100

Line Table		
Line #	Length	Direction
L1	50.03	S19°36'01"E
L2	129.00	S29°31'10"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	88°13'48"	15.00'	23.10'	14.54'	N24°30'56"E	20.88'
C2	88°29'57"	15.00'	23.17'	14.61'	N67°35'20"W	20.93'
C3	7°18'04"	530.00'	67.54'	33.81'	S26°59'24"E	67.49'
C4	67°21'15"	225.00'	264.50'	149.93'	S34°55'20"W	249.53'
C5	66°52'33"	175.00'	204.26'	115.56'	S34°40'59"W	192.86'

ZONING DESIGNATION NOTE:

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

PRIVATE STREET DESIGNATION NOTE:

CHEYENNE RIDGE (PARCEL 915) IS A PRIVATE STREET AND IS 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 FAIR OAKS RANCH'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 FAIR OAKS RANCH.

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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

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 ASIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF FAIR OAKS RANCH.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 48091C0085F 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, LLC.
BY: PAUL A. SCHROEDER, R.P.L.S.

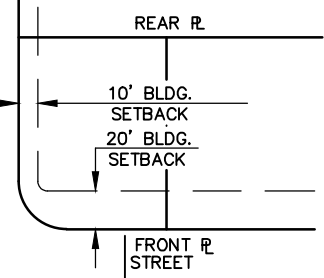
REGISTERED PROFESSIONAL LAND SURVEYOR

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 UNIFIED DEVELOPMENT CODE.

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

LICENSED PROFESSIONAL ENGINEER



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.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.
GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE MINIMUM 16 FEET AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS

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

THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

BASIS OF BEARING IS STATE PLANE CORRO. SYSTEM. NAD 83

PARCEL 915 (PRIVATE STREET) WILL BE PRIVATELY OWN AND MAINTAINED BY THE ELKHORN RIDGE HOA.

26 LOTS, 1 PRIVATE STREET PARCEL

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.

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

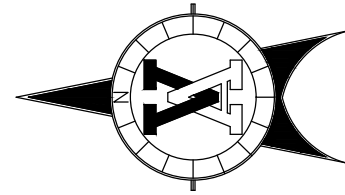
SHEET 1 OF 1

REVISED ON: 11/17/2021

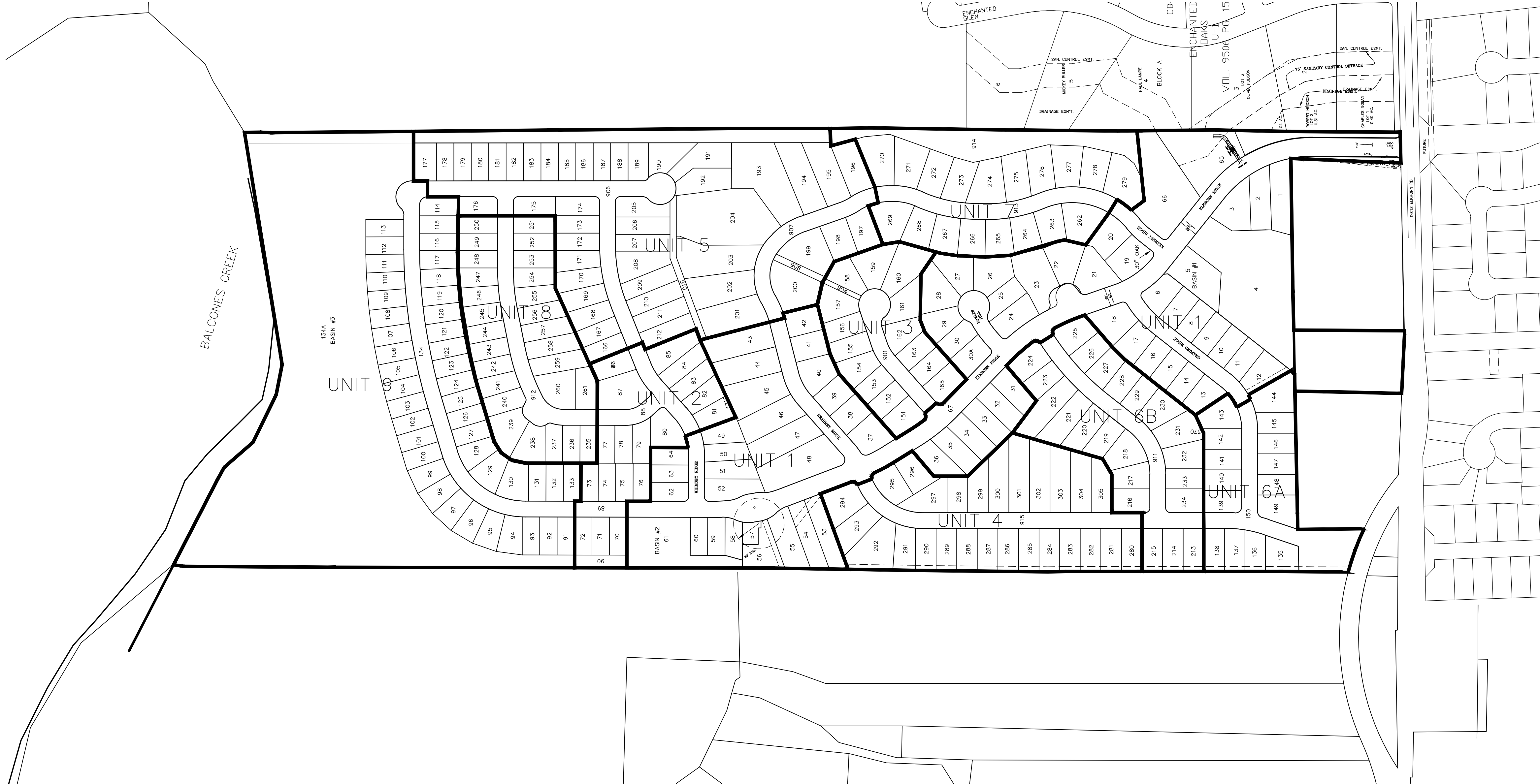
JOB No. 2752-008

DATE OF PREPARATION: 03/02/2021

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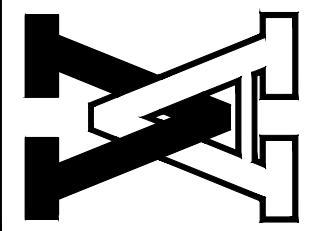


SCALE: 1"=200'



		U 1	U 2	U 3	U 4	U 5	U 6A	U 6B	U 7	U 8	U 9	TOTAL
AREA(AC)		28.72	4.35	3.92	7.356	16.28	4.36	6.00	7.07	5.98	23.90	107.94
55' LOTS	135	11	18	—	1	35	—	—	—	27	43	
65' LOTS	113	36	—	15	25	—	15	22	—	—	—	
80' LOTS	44	14	—	—	—	12	—	—	18	—	—	
TOTAL	292	61	18	15	26	47	15	22	18	27	43	
RECORDING DATA	V.9692/P.179	V.9714/P.123	V.20001/P.2218	FUTURE	V.20002/P.621	V.20001/P.1443	V.20002/P.1223	PRELIMINARY APPROVED	PRELIMINARY APPROVED	V.20001/P.1245		
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	FUTURE	COMPLETE	COMPLETED	COMPLETE	FUTURE	FUTURE	COMPLETED		
TOTAL ROAD = 13,450 L.F.												

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Telephone: (210) 349-3271
Firm Registration No: F-159



ELKHORN RIDGE
A FUTURE DEVELOPMENT

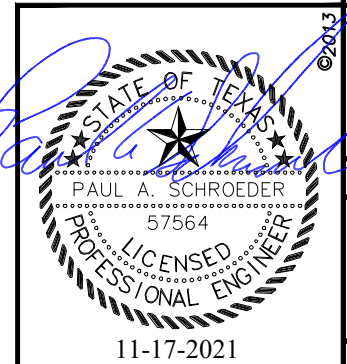
ELKHORN RIDGE
MASTER PLAN

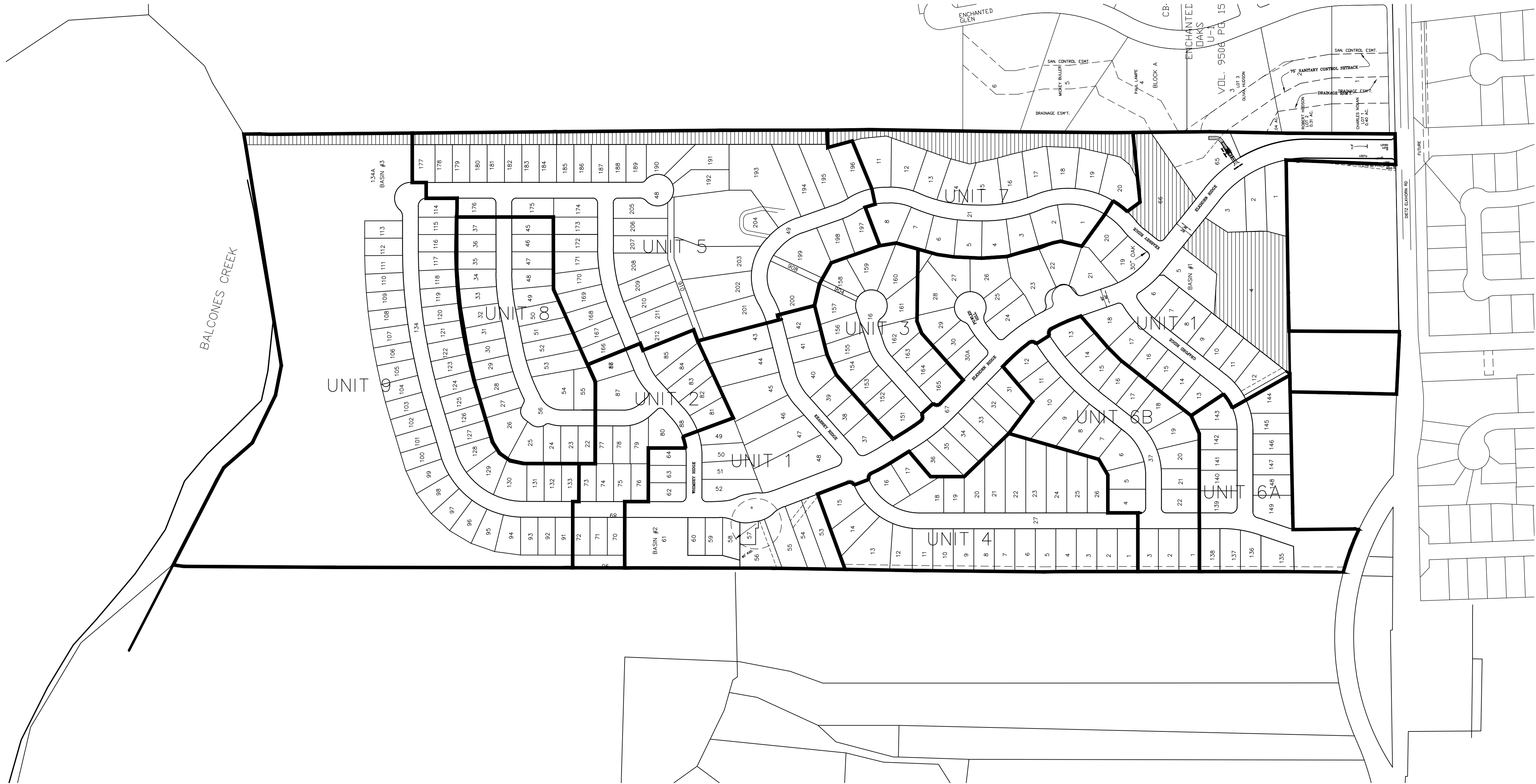
DATE: AUGUST 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=200'
0 100' 200' 300'

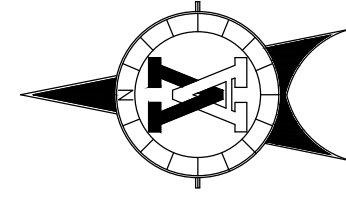
SHEET 1 OF 1

PROJ NO. 2752-011

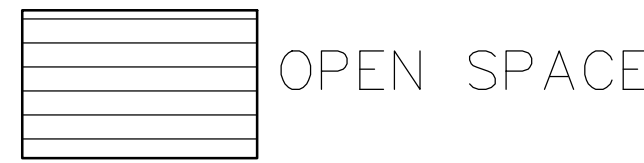




SCALE: 1"=200'



OPEN SPACE LEGEND

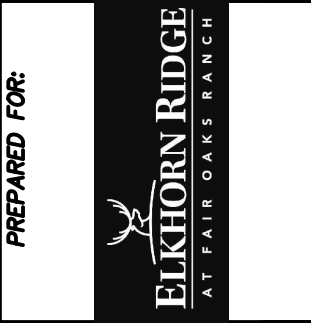
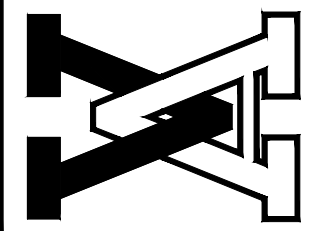


OPEN SPACE REQUIREMENT		
AREA = 292 LOTS/(100 LOTS/AC) = 2.92 AC.		
UNIT NO.	OPEN SPACE AC.	STATUS
1	3.08*	2015
2	0	2017
3	0	2019
4	0	UNKNOWN
5	1.26	2021
6A	0	2020
6B	0	2021
7	1.36	2022
8	0	2022
9	0.43	2019
TOTAL	6.13	

* THE OPEN SPACE REQUIRED FOR THE ENTIRE SUBDIVISION WAS PROVIDED WITH UNIT-1.

ALL CURRENT AND FUTURE OPEN SPACE WILL BE DEDICATED TO ELKHORN RIDGE HOA.

VICKREY & ASSOCIATES, INC.
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Tel: 210.481.1111
Fax: 210.481.1112
E: info@vickrey.com
TBPIS Firm Registration No.: 10004100



ELKHORN RIDGE
OPEN SPACE PLAN

DATE: AUGUST 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=200'
0 100' 200' 300'

SHEET OF

PROJ NO. 2752-011