

CITY OF FAIR OAKS RANCH
CITY COUNCIL REGULAR MEETING

Thursday, March 18, 2021 at 6:30 PM
Via Zoom Videoconference

AGENDA

VIRTUAL MEETING NOTICE

There exists a public health emergency related to the COVID-19 VIRUS that necessitates a meeting of the city council to take place via video conference pursuant to government code chapters 551.127, as modified by executive order of the Governor.

Zoom Videoconference Link: <https://www.zoomgov.com/j/1605181254>

Phone in number: US: +1 669 254 5252 or +1 646 828 7666 or 833 568 8864 (Toll Free)

Webinar ID: 160 518 1254

If you wish to address the City Council via telephone, please select *9 on your phone, this will place you in a queue for speaking. At the appropriate time, the City Secretary will call upon each individual separately. *6 will unmute your phone to allow you to speak.

OPEN MEETING

Roll Call - Declaration of a Quorum.

Pledge of Allegiance

CITIZENS and GUEST FORUM

*If you wish to address the City Council, select *9 on your phone; this will place you in a queue for speaking. At the appropriate time the City Secretary will call upon each individual separately. Select *6 to unmute your phone to speak. 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.*

1. Citizens to be heard.

PRESENTATIONS

2. Camp Bullis Sentinel Landscape Initiative.

Col. Larry Dotson, US Army (Retired), Alamo Area Council of Governments, Compatible
Use Program Manager

3. Joint Base San Antonio Compatible Land Use Planning.

Richard King, JBSA Community Initiatives Project Manager

4. Presentation on the north side water tower.

Steve Hartpence, Council Member, Place 3

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 March 4, 2021 Regular City Council meeting minutes.

Christina Picioccio, City Secretary

6. Approval of the Tree Preservation Plan for Elkhorn Ridge Unit 6B.

Melissa Castro, Environmental Compliance Manager

7. Approval of the final plat request that establishes Elkhorn Ridge Unit 6B proposing 22 single-family residential lots, generally located on Dietz Elkhorn Road between Enchanted Glen and Stevenson Gate, City of Fair Oaks Ranch, Texas.

Katherine Schweitzer, P.E., Manager of Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

CONSIDERATION/DISCUSSION ITEMS

8. Consideration and possible action on continuing with the current path of funding the stormwater utility or consideration of other funding options.

Snehal R. Patel, J.D., M.P.Aff., Council Member, Place 5

9. Discussion regarding potential amendments to the Drought Contingency Ordinance.

Melissa Castro, Environmental Compliance Manager

REPORTS FROM STAFF/COMMITTEES/COUNCIL

10. Dietz Elkhorn Corridor Study.

Oscar Michael "Mike" Garza, P.E., PTOE, RSP1, General Engineering Consultant

11. City Pavement Conditions Analysis Report.

Oscar Michael "Mike" Garza, P.E., PTOE, RSP1, General Engineering Consultant

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:

12. To receive legal advice and to receive and deliberate an offer of settlement for claims made on behalf of a real property owner against the City's operation of well K-2.
13. Cause No. 2018-CI-00202; the City of Fair Oaks Ranch, Texas vs. Edward I. Hill, Robert E. Heckendorn, Craig M. Kuitjen, Roger Fuentes, Wesley A. Pieper, Esther W. Hicks, William A. McDowell, Yolanda D. Ayala, PG Pfeiffer Ranches LLC, Maureen Pfeiffer Stevenson Family Trust.
14. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
15. Update on the pending police Administrative Hearing for a Report of Separation regarding former officer Richard Davila, and other matters in connection therewith.

RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session.

ADJOURNMENT

Requests for City topic needing additional information/research; or, potential consideration for a future agenda

Signature of Agenda Approval: s/Carole Vanzant

Carole Vanzant, Assistant City Manager

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

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, March 15, 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 COUNCIL GUEST PRESENTATION

CITY OF FAIR OAKS RANCH, TEXAS

March 18, 2021

AGENDA TOPIC: Camp Bullis Sentinel Landscape Initiative

DATE: March 18, 2021

DEPARTMENT: N/A

PRESENTED BY: Col. Larry Dotson, US Army (Retired), Compatible Use Program Manager for the Alamo Area Council of Governments

INTRODUCTION/BACKGROUND:

Sentinel Landscapes are United States Department of Defense (DOD), Department of Agriculture (USDA), and Department of the Interior (DOI) defined areas to preserve natural and working character of land around military bases.

The Sentinel Landscape Partnership is a coalition of federal agencies, state and local governments, and non-governmental organizations that works with private landowners to advance sustainable land management practices around military installations and ranges.

Camp Bullis is a vital component of Joint Base San Antonio, which contributed \$41B to the Texas economy in 2019. A Sentinel Landscape designation around Camp Bullis would sustain the military mission by promoting compatible land use around this vital JBSA training area.

Shared Community Equities within a Sentinel Landscape

- Air quality
- Aquifer protection
- Carbon Sequestration
- Compatible development
- Dark Skies
- Farm and working agriculture lands conservation
- Flood mitigation
- Game management
- Military mission sustainment
- Parks, trails & open spaces
- Unique character of Texas Hill Country and tourism
- Water quality and availability

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Facilitate federal grant applications and improve recognition at local, state and national level
- Lead to more effective and collaborative use of public funding (allows use of federal grants for matching funds)
- Support existing conservation and protection programs such as Texas Farm And Ranch Lands Conservation Program and Edwards Aquifer Protection Program
- Improve communication and collaboration between partner organizations and local communities

- Encourages partners to develop new technical and financial assistance options
- Lead to greater voluntary landowner participation; deepens engagement with willing landowners
- Help preserve the unique character of Texas Hill Country

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Presentation item only.

LEGAL ANALYSIS:

Presentation item only.

RECOMMENDATION/PROPOSED MOTION:

Presentation item only. No formal action required at this time.

Alamo Area Council of Governments

Camp Bullis Sentinel Landscape

presented by

Col. Larry Dotson, US Army (Retired)

Compatible Use Program Manager

<https://vimeo.com/393009508>

Background

- Sentinel Landscape is a component of the Department of Defense (DOD) Readiness and Environmental Protection Integration (REPI) program
 - Its primary purpose is protect and sustain the military mission
- This program is a shared program between DOD, the Department of Agriculture and the Department of Interior – these 3 departments form the Federal Coordinating Committee
- The FCC has designated 7 Sentinel Landscapes across the United States
- Sentinel Landscapes are non-regulatory and voluntary programs
- Sentinel Landscape designation prioritizes federal grant applications to DOD, DOI and USDA and allows special rules for sharing of federal funding
- Sentinel Landscape collaboration could enhance competitiveness for REPI Challenge funding opportunity (\$15 million in 2020)

Sentinel Landscape

- Camp Bullis is uniquely situated to leverage complimentary efforts in the Texas Hill Country **to sustain its training mission**
- A designated Sentinel Landscape around Camp Bullis could:
 - Bring additional resources to the regional economy
 - Help organize stakeholders to collaborate on preservation & conservation of natural or working lands around Camp Bullis to sustain military mission
- **SL can be complimentary with development - rural estate & large lot zoning, and planned unit development**
- **SL can be used to create parks, open spaces and other natural amenities**

Shared Equities



- Air Quality
- Aquifer protection
- Carbon Sequestration
- Dark Skies
- Farmland preservation
- Flood mitigation
- Game management
- **Military mission sustainment**
- Parks, trails & open spaces
- Water basin protection
- Wildlife and habitat protection

CBSL Partners

Partner Organizations

1. Alamo Area Council of Governments
2. Alamo Resource Conservation & Development Area Inc.
3. Bexar County Audubon Society
4. Cibolo Creek Conservancy
5. Cibolo Conservation Center
6. Comal County Conservation Alliance
7. Cow Creek Groundwater Conservation District
8. Great Springs Project
9. Greater Edwards Aquifer Alliance
10. Hill Country Alliance
11. JBSA / 502d ABW
12. San Antonio River Authority
13. Texas A&M – Natural Resources Institute
14. Texas Wildlife Association
15. Trinity Glen Rose Groundwater Conservation Dist.
16. US Fish & Wildlife Service

Actively Exploring Partnership / Support

- Government Canyon State Park / Natural Area
- Green Spaces Alliance
- San Antonio Chamber of Commerce
- Texas National Guard
- Texas Parks & Wildlife Department
- Texas Wildlife Association
- US Department of Agriculture – Natural Resources Conservation Service
- US National Park Service – Rivers, Trails and Conservation Assistance Program (RTCA)

11 other Interested Organizations

How Can Local Government Help?

- Adopt a resolution of support for Camp Bullis Sentinel Landscape
- Include listing of any government actions already such as:
 - Outdoor Dark Sky compliance ordinances
 - Tree ordinances
 - Low impact development ordinances
 - Any land dedications within the proposed landscape for parks, trails, or open spaces
 - Conservation easement programs
 - Programs supporting agriculture and working land preservation
 - Habitat conservation programs
- Consider adoption of any of the above actions
- Collaborate with SL partners for new parks, trails or open spaces



CITY COUNCIL GUEST PRESENTATION
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: Joint Base San Antonio Compatible Land Use Planning
DATE: March 18, 2021
DEPARTMENT: N/A
PRESENTED BY: Richard King, JBSA Community Initiatives Project Manager

INTRODUCTION/BACKGROUND:

The JBSA Community Initiatives office works to build relationships and coordinate compatible land use planning.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Early integration into the planning process will ensure compatible development around JBSA. The Readiness and Environmental Protection Integration (REPI) program is a tool used to buy conservation easements from willing sellers to protect key land from incompatible development and preserve habitat in order to protect the military mission.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Presentation item only.

LEGAL ANALYSIS:

Presentation item only.

RECOMMENDATION/PROPOSED MOTION:

Presentation item only. No formal action required at this time.



Readiness and Environmental Protection Integration (REPI)



One Team, One Mission

Program Overview

Richard King
Joint Base San Antonio Project Manager



REPI Program



One Team, One Mission

- The Department of Defense (DoD)'s REPI Program is a key tool for combating encroachment that can limit or restrict military training, testing, and operations.
- The REPI Program protects these military missions by helping remove or avoid land-use conflicts near installations and addressing regulatory restrictions that inhibit military activities.



REPI Program



One Team, One Mission

- Uses buffer partnerships among the Military Services, private conservation groups, and state and local governments, authorized by Congress at 10 U.S.C. § 2684a.
- These win-win partnerships share the cost of acquisition of easements or other interests in land from willing sellers to preserve compatible land uses and natural habitats near installations



REPI Program



One Team, One Mission

- Enhances military readiness by preventing, mitigating, or reducing restrictions on the timing, frequency, and type of training activities caused by encroachment.
- REPI does this by promoting compatible development and protecting valuable habitat that supports unconstrained training.



REPI Program



One Team, One Mission

- REPI also benefits the environment by conserving land near military installations.
- These partnerships often work across boundaries and protect working lands (e.g., farms, forests, ranches), wildlife habitat, water resources, and threatened and endangered species.



Why REPI at Camp Bullis



One Team, One Mission

- Golden Cheeked Warbler habitat mitigation
- Prevent incompatible development around Camp Bulls
- Preserve Edwards aquifer recharge zones
- Karst invertebrate habitat protection

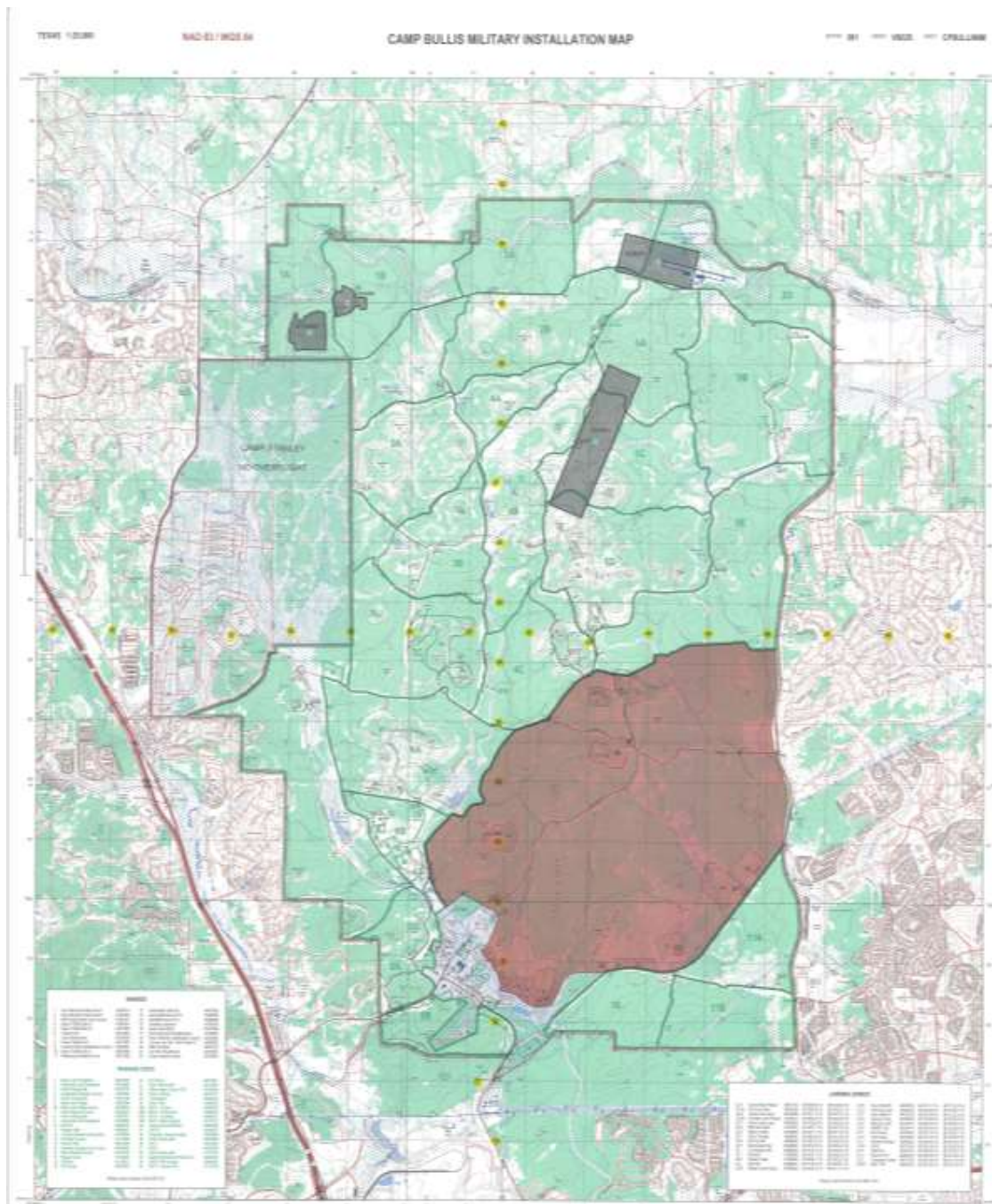


Coordinated Planning



One Team, One Mission

- Regional Compatible Use Plan Recommendations
 - Memorandum of Understanding for development application review
 - Coordinates compatible development early
 - Continue to safeguard “Dark Skies”

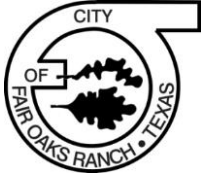




Questions?



One Team, One Mission



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: Presentation on the north side water tower.
DATE: March 18, 2021
DEPARTMENT: City Council
PRESENTED BY: Requested by Steve Hartpence, Council Member, Place 3

INTRODUCTION/BACKGROUND:

See attached email from Council Member Hartpence.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Not provided

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

Not provided

LEGAL ANALYSIS:

Not provided

RECOMMENDATION/PROPOSED MOTION:

Not provided

Amanda Valdez

From: Steve Hartpence <steve.hartpence@fairoaksranchtx.org>

Sent: Thursday, March 4, 2021 8:02 PM

To: Christina Picioccio <CPicioccio@fairoaksranchtx.org>

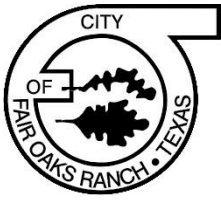
Subject: Agenda item for March 18 meeting

Christina,

At our next meeting I would like a presentation on the north side water tower financials, design engineering progress, land acquisition status and anything else relevant to progress on this project. This relates to the line item on page 35 of today's agenda. Thanks!

Steve

P.S. Great job running the meeting tonight.



CITY OF FAIR OAKS RANCH
CITY COUNCIL REGULAR MEETING
 Thursday, March 04, 2021 at 6:30 PM
 Via Zoom Videoconference

MINUTES

OPEN MEETING

Council Present: Mayor Manitzas and Mayor Pro Tem Elizondo
 Council Members: Havard, Hartpence, Koerner, Patel, and Maxton

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

The pledge of allegiance was led by Council Member Koerner.

CITIZENS and GUEST FORUM

1. There were no citizens to be heard.

PRESENTATIONS

2. Joanna Merrill, Director of Human Resources and Communications, presented to Police Officer Allan Paz, a 5 Year Service Award.
3. Christina Picioccio, City Secretary, provided to Council a presentation on the City's agenda process, the new agenda software and answered questions from Council.
4. Council Member Patel introduced the agenda item she requested "Background and overview on Code RED" and explained that her request for this item came after hearing questions from citizens. City Manager, Tobin E. Maples, gave a high-level overview about what Code RED is, how it works, and its capabilities. He also explained the differences between Code RED and "notify me" on the City's website.

CONSENT AGENDA

5. **Approval of the February 25, 2021 Regular City Council meeting minutes.**
6. **Approval of a Resolution authorizing a Joint Election Agreement with Kendall County Elections relating to the May 1, 2021 election and authorizing the City Manager to execute all documents in connection therewith.**

MOTION: Made by Council Member Patel, Seconded by Council Member Koerner, to approve the Consent Agenda.

VOTE: 7-0; Motion Passed.

CONSIDERATION/DISCUSSION ITEMS**7. Consideration and possible action accepting the FY 2019-2020 Audit.**

Michael Del Toro, representative from ABIP, PC, presented the FY 2019-2020 Audit.

MOTION: Made by Mayor Pro Tem Elizondo, Seconded by Council Member Maxton, to accept the Fiscal Year 2019-2020 annual audit as presented by ABIP, PC.

VOTE: 7-0; Motion Passed

REPORTS FROM STAFF/COMMITTEES/COUNCIL

8. Sarah Buckelew, Director of Finance, provided to Council a presentation on the Quarterly Financial Report - January 2021 and Quarterly Investment Report - Q4 2020.

CONVENE INTO EXECUTIVE SESSION

City Council did not convene into Executive Session 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:

9. To receive legal advice and to receive and deliberate an offer of settlement for claims made on behalf of a real property owner against the City's operation of well K-2.
10. Cause No. 2018-CI-00202; the City of Fair Oaks Ranch, Texas vs. Edward I. Hill, Robert E. Heckendorn, Craig M. Kuitjen, Roger Fuentes, Wesley A. Pieper, Esther W. Hicks, William A. McDowell, Yolanda D. Ayala, PG Pfeiffer Ranches LLC, Maureen Pfeiffer Stevenson Family Trust.
11. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.

RECONVENE INTO OPEN SESSION

N/A

ADJOURNMENT

Mayor Manitzas adjourned the meeting at 7:49 PM

ATTEST:

Garry Manitzas, Mayor

Christina Picioccio, City Secretary



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: Approval of the Tree Preservation Plan for Elkhorn Ridge Unit 6B
 DATE: March 18, 2021
 DEPARTMENT: Public Works
 PRESENTED BY: Melissa Castro, Environmental Project Manager

INTRODUCTION/BACKGROUND:

On November 23, 2020, a preliminary plat establishing Elkhorn Ridge Unit 6B was submitted to the Public Works Department by Vickrey and Associates, Inc. This preliminary plat consists of 5.94 acres of residential development.

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

The submitted Tree Preservation Plan shows the removal of one (1) heritage tree; and the protection of three (3) heritage trees. To mitigate, three (3) trees with a caliper of at least two and one half - inches (2.5") will be planted. The applicant has been informed that the heritage tree will require City Council approval prior to removal.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

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

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

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

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

1. The tree(s) is located within ten feet of the perimeter of, the proposed building footprint, the area over a septic tank, areas necessary for site access, or within areas designated for the construction or installation of public facilities such as trees or utilities or,

2. The application demonstrates that the denial of the request for tree removal will affect a hardship prohibiting the development of the property in otherwise compliance with the regulations of the City of Fair Oaks Ranch; and,
3. The application demonstrates that three (3) trees with a caliper of at least two and one half - inches (2.5") will be planted on the site or at another approved location for each tree removed that has a caliper of twenty-four - inches (24") or larger (heritage tree)."

LONGTERM FINANCIAL & BUDGETARY IMPACT:

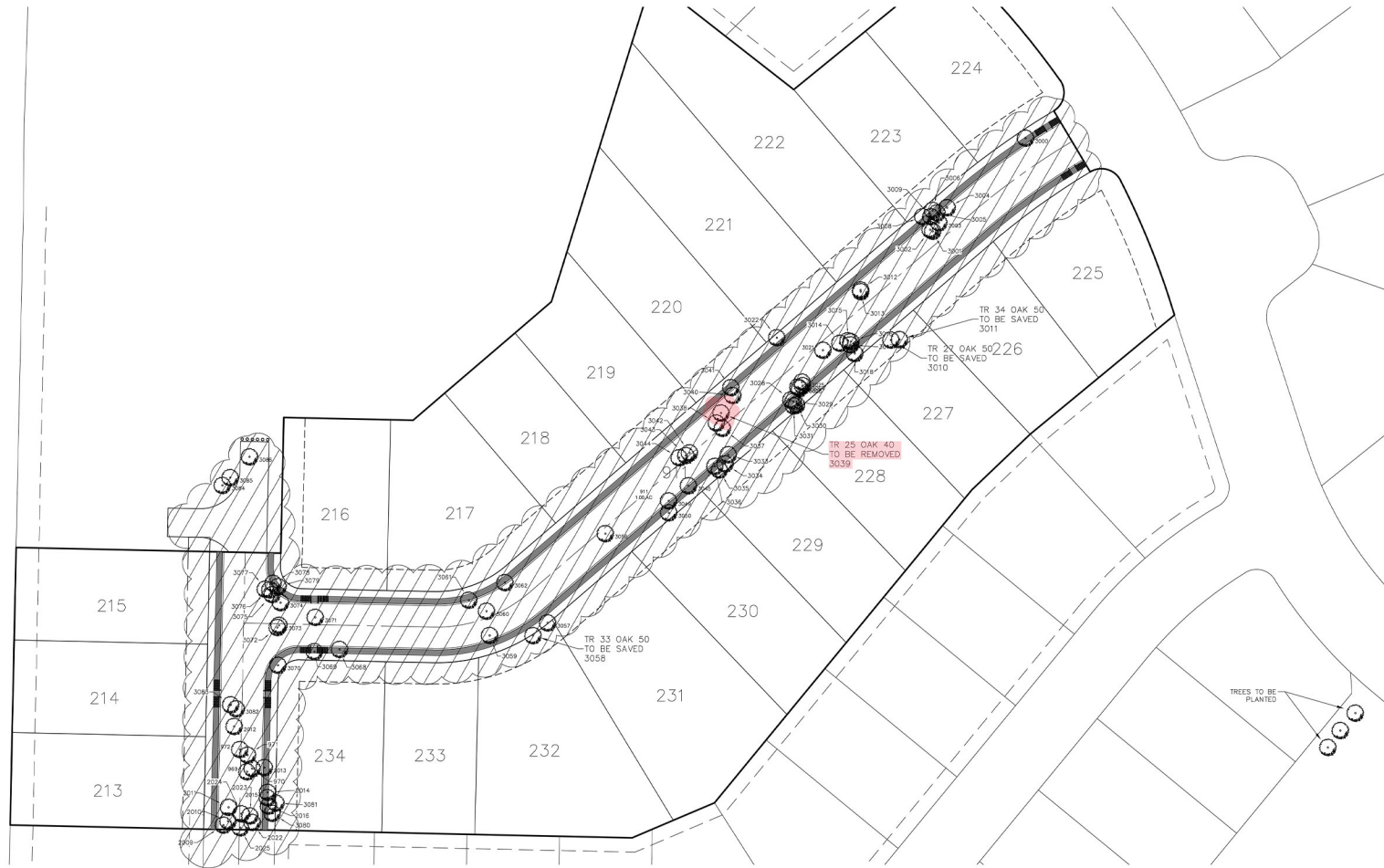
None

LEGAL ANALYSIS:

Not Applicable

RECOMMENDATION/PROPOSED MOTION:

Consent Agenda (I move to approve the Tree Preservation Plan for the proposed subdivision of Elkhorn Ridge Unit 6B.)



- NOTES:**
- 1) NO OLD GROWTH CEDAR.
 - 2) EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES.
 - 3) ALL TREE REMOVAL WILL BE PERFORMED IN COMPLIANCE WITH THE TREE MAINTENANCE ORDINANCE.
 - 4) FOR EACH TREE GREATER THAN 24" TO BE REMOVED, 3 TREES WITH A CALIPER OF AT-LEAST 2-1/2" EACH SHALL BE PLANTED.
 - 5) THERE ARE 4 HERITAGE TREES, 3 HERITAGE TREES TO BE SAVED, 1 HERITAGE TREE TO BE REMOVED.



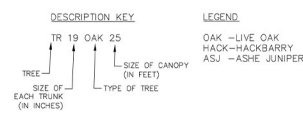
Point #	DESCRIPTION
969	TR 7 OAK 10
970	TR 10 OAK 10
971	TR 9 OAK 10
972	TR 11 OAK 15
2009	TR 8 OAK 10
2010	TR 13 OAK 15
2011	TR 10 OAK 10
2012	TR 12 OAK 20
2013	TR 15 OAK 20
2014	TR 11 OAK 15
2015	TR 13 OAK 20
2016	TR 8 OAK 25
2022	TR 9-10 OAK 20
2023	TR 7 OAK 10
2024	TR 9-10 OAK 20
2025	TR 11 OAK 10
3000	TR 15 OAK 20
3001	TR 11 OAK 15
3002	TR 13 OAK 20

Point #	DESCRIPTION
3003	TR 9 OAK 25
3004	TR 13 OAK 20
3005	TR 9 OAK 20
3006	TR 14 OAK 25
3008	TR 9 OAK 25
3009	TR 14 OAK 30
3012	TR 10 OAK 20
3013	TR 10 OAK 20
3014	TR 11 OAK 25
3015	TR 9 OAK 25
3016	TR 10 OAK 25
3017	TR 11 OAK 20
3018	TR 11 OAK 20
3021	TR 12 OAK 20
3022	TR 11 OAK 20
3024	TR 11 OAK 35
3025	TR 10 OAK 25
3026	TR 11 OAK 20
3027	TR 12 OAK 35
3028	TR 18 OAK 40

Point #	DESCRIPTION
3029	TR 10 OAK 20
3030	TR 9 OAK 20
3031	TR 12 OAK 25
3033	TR 11 OAK 20
3034	TR 13 OAK 25
3035	TR 11 OAK 20
3036	TR 9 OAK 20
3037	TR 9 OAK 20
3038	TR 9 OAK 20
3039	TR 25 OAK 40
3040	TR 11 OAK 25
3041	TR 9 ELM 15
3042	TR 15 OAK 20
3043	TR 14 OAK 25
3044	TR 16 OAK 30
3045	TR 9 OAK 20
3049	TR 12-15-5 ASJ 30
3050	TR 14 OAK 25
3056	TR 21 ASJ 20
3057	TR 9-5 ASJ 25

Point #	DESCRIPTION
3059	TR 11 ASJ 25
3060	TR 21 OAK 30
3061	TR 14 OAK 30
3062	TR 17 OAK 35
3068	TR 10 OAK 20
3069	TR 9 OAK 20
3070	TR 14 OAK 25
3071	TR 18 OAK 30
3072	TR 15 OAK 20
3073	TR 12 OAK 20
3074	TR 11 OAK 25
3075	TR 10 OAK 20
3076	TR 15 OAK 35
3077	TR 12 OAK 20
3078	TR 13 OAK 20
3079	TR 11 OAK 20
3080	TR 10-7 OAK 20
3081	TR 11 OAK 20
3082	TR 12 OAK 30
3083	TR 14 OAK 25

Point #	DESCRIPTION
3084	TR 20 ASJ 25
3085	TR 11 OAK 30
3086	TR 15 OAK 30



REVISIONS

NO.	DATE	DESC.
1		
2		
3		
4		

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12949 Comanche (210) 446-3271
Firm Registration No. F-159



PREPARED FOR
ELKHORN RIDGE
6B UNIT

TREE PLAN
ELKHORN RIDGE UNIT 6B
BEXAR COUNTY, TEXAS

DATE: FEB 2021

Vertical Scale 1"=10' / 25'
Horizontal Scale 1"=50' / 75'

SHEET 1 OF 1

PROJ. NO. 2752-008



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: Approval of the final plat request that establishes Elkhorn Ridge Unit 6B proposing 22 single-family residential lots, generally located on Dietz-Elkhorn Road between Enchanted Glen and Stevenson Gate, City of Fair Oaks Ranch, Texas

DATE: March 18, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: (Consent) Katherine Schweitzer, P.E., Manager of Engineering Services
 Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

INTRODUCTION/BACKGROUND

In December 2020, a Preliminary Plat establishing the Elkhorn Ridge Unit 6B was approved by the City of Fair Oaks Ranch City Council. Generally located on Dietz-Elkhorn Road, between Enchanted Glen and Stevenson Gate, Unit 6B is the sixth unit in the Elkhorn Ridge subdivision. This subdivision encompasses 6.00 acres of land and contains 22 residential lots, portions of one private street "Mendrin Ridge," and various utility and drainage easements. The lots have a minimum lot depth of 120' and minimum width ranging from 65' to 74'.

At this time, the applicant is seeking approval of the Final Plat.

During their March 11, 2021 meeting the Planning and Zoning Commission recommended approval of the final plat of Elkhorn Ridge Unit 6B with the following conditions:

1. Prior to recordation, the applicant will provide a letter of acceptance of public improvement by the City or fiscal surety for public improvements with detailed cost estimates of all subdivision improvements.
2. Prior to recordation, a maintenance bond for public improvements will be provided.
3. Prior to recordation, final drawings will be signed and sealed by a Texas licensed Professional Engineer.

The motion passed unanimously with a vote of 5-0.

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. This tract of land encompasses approximately 107.94 acres in size. 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 (65ft) wide and 72 lots being approximately eighty feet (80 ft) wide as measured from the front building setback line."

Attached Exhibit A below shows the Elkhorn Ridge Unit 6B site location. Attached Exhibit B below shows an aerial view of the Elkhorn Ridge subdivision. Attached Exhibit C below shows an updated Master Plan, and Exhibit D below shows lot configuration, recordation data and construction status.

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 Elkhorn Ridge Development Agreement. The proposed final plat that establishes Elkhorn Ridge Unit 6B is in conformance with the Master Plan included in the Elkhorn Ridge Development Agreement.

Staff has reviewed the final plat and recommends approval.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS

Article II, Section 5 of the City Subdivision Ordinance titled, Processing of Final Plat contains the following:

A. Staff Review.

City Staff will inspect the final Plat and the Plans and Specifications to verify that the submittal conforms to all of the requirements of this Ordinance. The Subdivider will be informed in writing by the City Administrator of any deficiencies. Prior to final plat approval, City staff shall furnish the Fair Oaks Ranch Public Works Department a report concerning utility and street construction plans, bonding requirements and filing fees. When the Public Works Department is satisfied that all conditions and requirements have been met, the Public Works Department shall recommend approval of the plat at their next scheduled meeting.

B. Recommendation by the Fair Oaks Ranch Public Works Department.

The Fair Oaks Ranch Public Works Department shall recommend that City Council approve or disapprove the final plat, plans and specifications within 30 days of the date on which a complete final plat submission is received by the City Administrator. The Public Works Department's recommendation of the final plat, plans and specifications shall not constitute final plat approval, but is the authorization to present the plat, plans and specifications to the City Council for final approval. If any major changes are required by the Public Works Department, the Public Works Department may require submission of another final plat.

C. Approval by the Fair Oaks Ranch City Council.

The Fair Oaks Ranch Public Works Department shall forward its recommendation for approval or disapproval to the City Council for action at its next scheduled meeting. Final plats shall be considered filed with the City Council (The Municipal Approving Authority) on the date that the agenda is posted for the meeting that City Council shall initially consider approval of the final plat.

D. Disapproved Plat.

Should the final plat as submitted fail to meet the conditions of this ordinance, the City Council shall disapprove the plat and note its disapproval in the minutes of the City Council meeting.

E. Plat Filing.

The Subdivider shall file/record with the appropriate County the approved final plat and provide the City with two reproducible, recorded tracings of the recorded plat within 10 days of the City Council meeting at which the final plat is approved.

Financial Guarantees:

Article II, Section 4 of the City Subdivision Ordinance titled, Processing of Final Plat requires financial guarantees “to ensure that all of the required improvements in the subdivision are constructed in accordance with the approved Plans and Specifications, and to guarantee that the improvements are maintained to the satisfaction of the City in a good state of repair for the period of one year after approval and acceptance.” These guarantees include:

- a. Construction Bond in an amount equal to the estimated cost of the utility, drainage, street improvements and erosion control by the subdivider. The subdivider is required to file this bond at least five working days prior to the consideration of the final plat by the City Council.
- b. Maintenance Bond in an amount equal to ten percent (10%) of the amount of the Construction Bond. This bond is due prior to final acceptance of the subdivision improvements by the City to ensure that the owner will maintain, to the satisfaction of the City, all of the constructed improvements in a good state of repair for the period of one year from the date of acceptance by the city.

For subdivisions approved prior to the adoption of the Unified Development Code, City’s current platting procedures permit the applicant to obtain a final plat approval without submittal of a construction bond. However, the plat can be recorded only after the public improvements are constructed and accepted by the city.

LONGTERM FINANCIAL & BUDGETARY IMPACT

N/A

LEGAL ANALYSIS

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

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

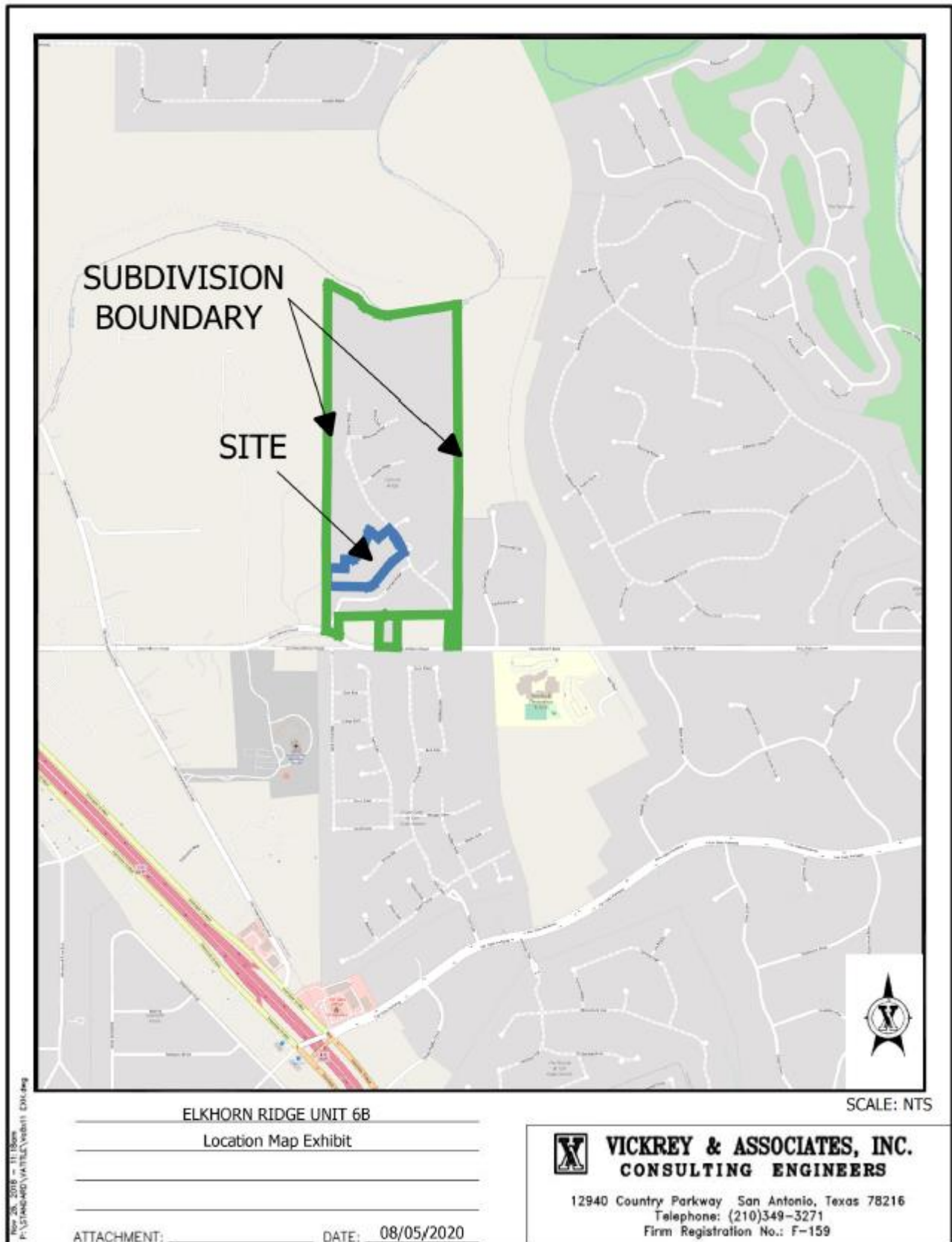
The City of Fair Oaks Ranch’s current process requires the Planning and Zoning Commission to consider the plat application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

RECOMMENDATION/PROPOSED MOTION

Staff has reviewed the revised plans and recommends approval of the plat with the following conditions:

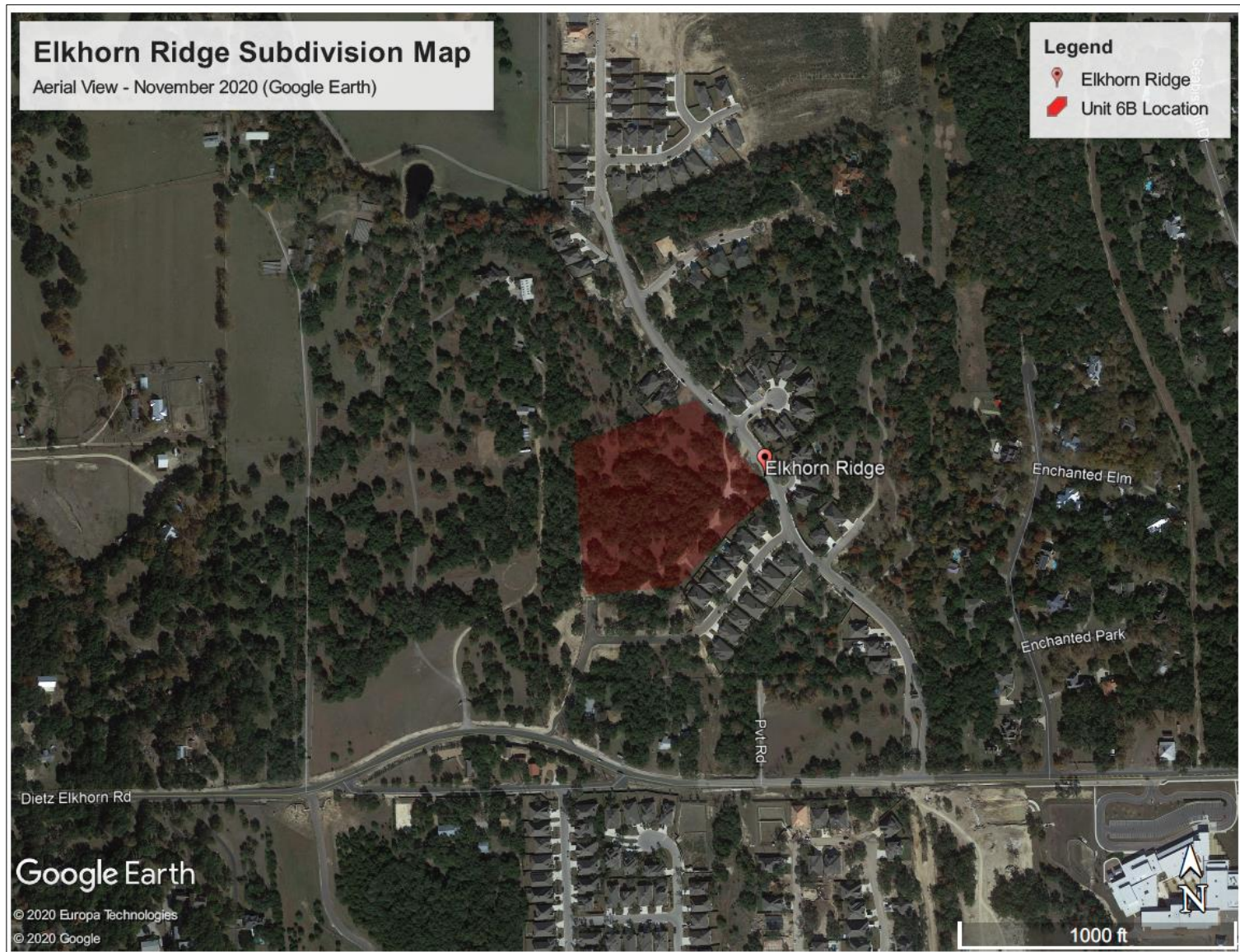
1. Prior to recordation, the applicant will provide a letter of acceptance of public improvement by the City or fiscal surety for public improvements with detailed cost estimates of all subdivision improvements.
2. Prior to recordation, a maintenance bond for public improvements will be provided.
3. Prior to recordation, final drawings will be signed and sealed by a Texas licensed Professional Engineer.

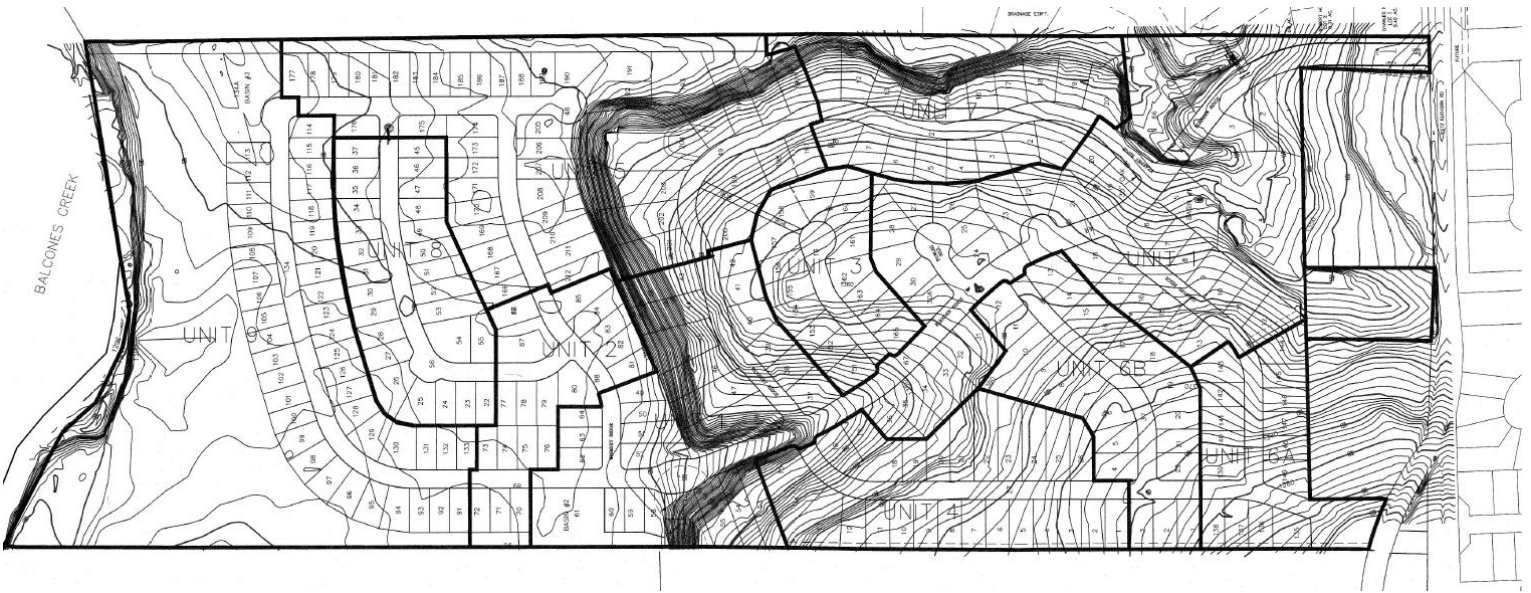
Motion: I move to approve the final plat of Elkhorn Ridge Unit 6B with the aforementioned conditions.



Appendix A: Elkhorn Ridge Unit 6B Site Location Map

Appendix B – Elkhorn Ridge Subdivision Aerial View (Unit 6B Highlighted)





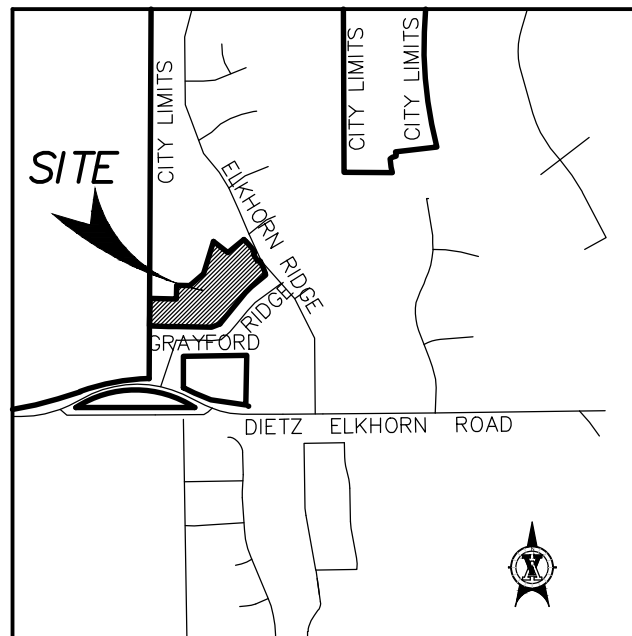
Appendix C: Updated Master Plan (as of October 2020)

Appendix D: Elkhorn Ridge Subdivision Unit Progress Summary Table (as of October 2020)

		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	7.42	16.28	4.36	5.94	7.07	5.98	23.90	107.94
55' LOTS	134	11	18	—	—	35	—	—	—	27	43	
65' LOTS	114	36	—	15	26	—	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	APPROVED NOT RECORDED	V.20001/P.1443	IN REVIEW	FUTURE	FUTURE	V.20001/P.1245	
CONSTRUCTION STATUS		COMPLETED	COMPLETED	COMPLETED	FUTURE	50% COMPLETE	COMPLETED	FUTURE	FUTURE	FUTURE	COMPLETED	

TOTAL ROAD = 13,450 L.F.

*There may be minor discrepancy in total areas due to surveys prepared during platting, conveyance and dedication.

LOCATION MAP
NOT TO SCALE

LEGEND	
●	FOUND 1/2" IRON ROD WITH CAP STAMPED "ACES"
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
740	EXISTING CONTOURS
[740]	PROPOSED CONTOURS
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
EX	EXISTING
VOL	VOLUME
PG.	PAGE
C.V.E.	CLEAR VISION ESMT
BLK	BLOCK
CB	COUNTY BLOCK
AC.	ACRES
PE.	PEDESTRIAN
CITY LIMITS LINE	CITY LIMITS LINE
6	SAME AS PREVIOUS MEASUREMENT
1	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9692, PG. 179-181
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20001, PG. 1443
4	16' ELECTRIC ESMT DOC.# 20150065617

LOT	OWNER	ADDRESS	VOL./PG. DOC#
13	GARCIA MARCUS & JESSICA ZINTGRAFF	9023 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	18616 1464 20170133333
14	FAXIO GLADYS E	9019 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	18880 199 20170238437
15	ROWE JENNIFER LYNNE	9015 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	20200192794
16	CARVALLO GABRIEL & REBECCA	9011 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	18480 1859 20170079021
17	BIRDSONG ROSSER PELHAM IV	9007 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	18382 801 20170038982
18	BRUNSMAN GREGORY & HOLLI	9003 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	18828 1881 20170217816
21	WILKINS MICHAEL R & SUSAN D	29410 ELKHORN RIDGE FAIR OAKS RANCH, TX 78015	18276 1191 20160253291
22	ESTRADA JAVIER P	29414 ELKHORN RIDGE FAIR OAKS RANCH, TX 78015	20190210835
23	HASTINGS DAVID R & ALMA R LIVING TRUST	29418 ELKHORN RIDGE FAIR OAKS RANCH, TX 78015	20190229619
24	DAVIDSON JOHN	9014 FOWLER HILL, FAIR OAKS RANCH, TX 78015	18106 1377 20160188536
30A	BREINING DAVID ALAN & SANDRA MONICA	8915 FOWLER HILL, FAIR OAKS RANCH, TX 78015	20200098298
31	BELLA VISTA CMI LTD	ELKHORN RIDGE, FAIR OAKS RANCH, TX 78015	20200150279
32	MONTICELLO CUSTOM HOMES LP	ELKHORN RIDGE, FAIR OAKS RANCH, TX 78015	20200153604
67	ELKHORN RIDGE SA LLC	4372 N LOOP 1604 W STE 206, SAN ANTONIO, TX 78249	20130244051
138	MONTICELLO CUSTOM HOMES LP	29307 CHEYENNE RIDGE, FAIR OAKS RANCH, TX 78015	20200130579
139	ELKHORN RIDGE DEVELOPMENT SA LLC	4372 N LOOP 1604 W STE 206, SAN ANTONIO, TX 78249	20190188836
140	ELKHORN RIDGE DEVELOPMENT SA LLC	4372 N LOOP 1604 W STE 206, SAN ANTONIO, TX 78249	20190188836
141	MONTICELLO CUSTOM HOMES LP	9047 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	20190246873
142	BELLA VISTA CMI LTD	9043 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	20200020539
143	BELLA VISTA CMI LTD	9039 GRAFORD RIDGE, FAIR OAKS RANCH, TX 78015	20190239555
150	ELKHORN RIDGE DEVELOPMENT SA LLC	4372 N LOOP 1604 W STE 206, SAN ANTONIO, TX 78249	20190246873

IMPACT FEE PAYMENT DUE : "SAWS"

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

FIRE FLOW NOTE:

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

SAWS DEDICATION NOTE:

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

EDU NOTE:

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

SAWS HIGH PRESSURE NOTE:

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

FLOODPLAIN VERIFICATION:

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

VICKREY & ASSOCIATES, INC.
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, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

LICENSED PROFESSIONAL ENGINEER

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.

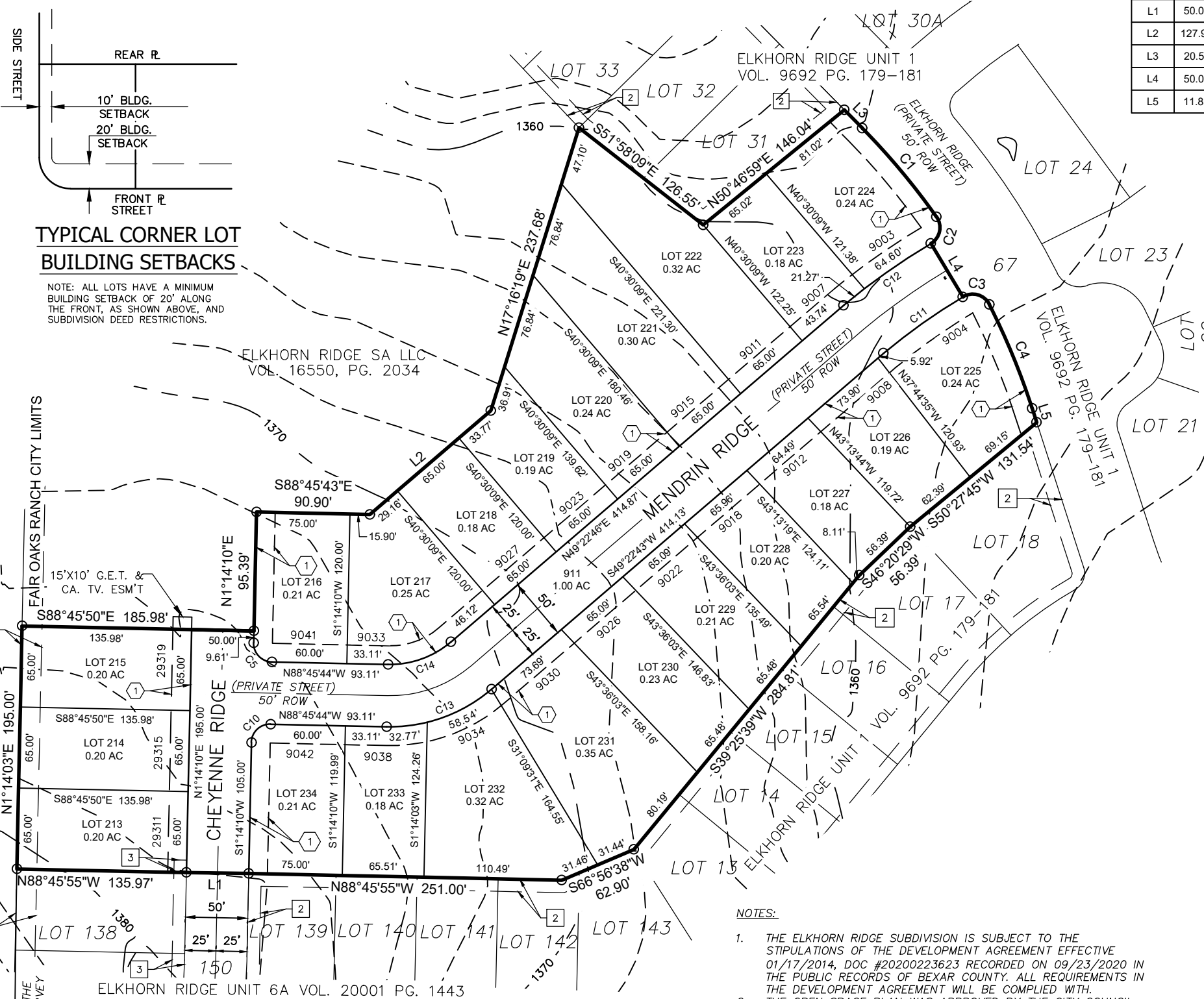
THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

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.

PRIVATE STREET DESIGNATION NOTE:

911 IS PRIVATE STREET AND ARE DESIGNED AS UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER AND UTILITY EASEMENT.

**NOTES:**

- THE ELKHORN RIDGE SUBDIVISION IS SUBJECT TO THE STIPULATIONS OF THE DEVELOPMENT AGREEMENT EFFECTIVE 01/17/2014, DOC #20200223623 RECORDED ON 09/23/2020 IN THE PUBLIC RECORDS OF BEXAR COUNTY. ALL REQUIREMENTS IN THE DEVELOPMENT AGREEMENT WILL BE COMPLIED WITH.
- THE OPEN SPACE PLAN WAS APPROVED BY THE CITY COUNCIL ALONG WITH THE ELKHORN RIDGE UNIT 5 PLAT.

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

JOB NO. 2752-008

DATE OF PREPARATION: 03/02/2021

R:\2752-008\Engineering\DWG\2752-shpl

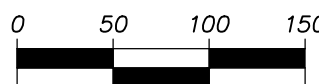
FINAL SUBDIVISION PLAT ESTABLISHING ELKHORN RIDGE UNIT 6B SAWS PLAT # FOR 037

BEING 6.00 ACRES OF LAND OUT OF TRACTS CONVEYED IN WARRANTY DEEDS RECORDED IN VOLUME 16450, PAGE 2034, VOLUME 16540, PAGE 2155, AND VOLUME 16453, PAGE 300, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, ALL SAID TRACTS BEING OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, COUNTY BLOCK 4708, CITY OF FAIR OAKS RANCH BEXAR COUNTY, TEXAS.

REASON FOR FINAL PLAT:
TO CREATE 22 RESIDENTIAL LOTS AND 1 PRIVATE STREET CONTAINING 6.00 ACRES



SCALE: 1"=100'



VICKREY & ASSOCIATES, INC. 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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	9°19'39"	570.00'	92.79'	46.50'	N39°53'06"W 92.69'
C2	93°43'37"	15.00'	24.54'	16.01'	N11°38'32"E 21.89'
C3	94°34'56"	15.00'	24.76'	16.25'	N74°14'46"W 22.04'
C4	9°03'51"	570.00'	90.17'	45.18'	N22°25'23"W 90.08'
C5	90°00'00"	15.00'	23.56'	15.00'	S43°45'50"E 21.21'
C10	90°00'00"	15.00'	23.56'	15.00'	S46°14'10"W 21.21'
C11	8°56'43"	500.00'	78.06'	39.11'	S54°41'45"W 77.98'
C12	8°56'43"	550.00'	85.87'	43.02'	S54°41'45"W 85.78'
C13	41°51'20"	125.00'	91.31'	47.80'	N70°18'23"E 89.30'
C14	41°51'20"	75.00'	54.79'	28.68'	N70°18'23"E 53.58'

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: LLOYD A. DENTON, JR., PRESIDENT
ELKHORN RIDGE DEVELOPMENT, LLC
11 LYNN BATTIS LANE, STE. 100
SAN ANTONIO TEXAS 78218

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

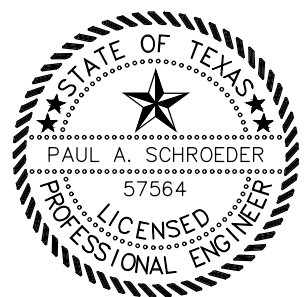
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2021.

NOTARY PUBLIC
STATE OF TEXAS

THIS PRELIMINARY PLAT OF ELKHORN RIDGE UNIT 6B 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





CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: Consideration and possible action to continue on the current path to fund the stormwater utility or consider other funding options.

DATE: Mar. 18, 2021

DEPARTMENT: City Council

PRESENTED BY: Snehal R. Patel, J.D., M.P.Aff., Council Member, Place 5

INTRODUCTION/BACKGROUND:

Recently, outside of the council meetings, there have been many substantive questions raised by the residents of the city on consideration of a storm water utility, with specific focus on impacts to gated communities. Councilmembers, including myself, in their individual capacities, have opined on their positions in responding to the residents.

This is an important public business within the jurisdiction of the city council and discussion of this subject must be deliberated in an open transparent forum where a quorum of the city council is present and where the public has the opportunity to receive information from, give information, to, ask questions of, or receive questions from any third person, about this important public business/public policy of which the city council has control over. See Texas Open Meetings Act, Tex. Gov't. Code, Section 551.001 (Definitions of "deliberation," "governmental body," "meeting," "open," and "quorum.").

I request this agenda item as a vehicle to allow for open discussions by the city council on this subject in an open transparent manner and to allow for their positions on the record. No further discussion or analysis from staff is needed for this agenda item.

Background

In 2018, the city council commissioned a master drainage plan with input from a council-citizen stakeholder committee. The master drainage plan identified 46 projects at an estimated cost of \$10.4 million (in 2018 dollars).

In keeping with the priorities outlined in the plans, the city sought financial options for implementing the Master Drainage plan. In 2019, Councilmembers Hartpence, Koerner, and Patel volunteered as a council subcommittee to assist staff in drafting of the request for qualifications for consultants for exploring the option of a stormwater utility implementation. No final decision was made at this time and nor was one to be made if and until council approved an ordinance. At this point, steps for determining total impervious area of billable parcels and billing method have been approved, and cost of service/fee structures for a 5-year plan are in progress. Staff had indicated they would return following discussion/direction provided in January 16, 2021 meeting.

To-date, the following has occurred:

On January 16, 2020, contract with Kimley Horn who assisted in City of Boerne when they created a storm water utility were approved by council.

On February 25, 2020, Kimley Horn presented a Stormwater Utility 101 presentation in a town hall meeting.

The consultants have returned for further direction and input from council at council meetings on February 20, 2020 and September 3, 2020; a storm water capital improvement plan workshop on November 18, 2020, and a council meeting on January 7, 2021. Each of these agenda packets have detailed presentations and associated audio files with council discussion available at fair Oaks Ranch TX.org.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Clearer understanding of each councilmember's position on storm water utility will provide increased transparency on council decisions in an open forum and provide opportunity for citizens input and questions.

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

Depending on the discussions and possible action, cost-savings can be achieved by providing clear direction to staff and consultants and potentially precluding unnecessary spending of tax payers dollars and staff resources on a path that does not have the majority of council's vote for continuing forward.

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

This will depend on council discussion and path forward. My recommendation is that we have studied it enough, gathered the data, and it is time to recognize that a stormwater utility is not the right fit for our city and that we need to ask staff to look to other options such as funding projects through the general revenues fund.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: Discussion regarding a potential amendment to the Drought Contingency Ordinance

DATE: March 18, 2021

DEPARTMENT: Public Works

PRESENTED BY: Melissa Castro, Environmental Project Manager

INTRODUCTION/BACKGROUND:

In the state of Texas, public water purveyors recognize that the amount of water available to their customers is limited and subject to depletion during extended periods of drought. With this in mind, water purveyors set provisions relative to the orderly and efficient management of their water supplies. The purpose of this presentation is to openly discuss potential amendments to the City of Fair Oaks Ranch's current drought contingency ordinance while taking into consideration past and future drought events.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City's drought contingency ordinance, as well as potential amendments, strive to ensure that current and future residents of the City have an adequate water supply for essential domestic use, sanitation, and fire protection during periods of drought.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Presentation / discussion item only.

LEGAL ANALYSIS:

Presentation / discussion item only.

RECOMMENDATION/PROPOSED MOTION:

Subsequent to the presentation, provide staff with insight and general direction. No formal action is required.



Drought Contingency Ordinance

Presented by: Melissa Castro, Environmental Project Manager
March 18, 2021 City Council Meeting

Table of Contents

I. Drought History

II. Criteria for Drought Stage Initiation

III. Criteria for Drought Stage Termination

IV. Drought Response

- Supply Management Measures
- Drought Surcharge

V. Schedule of Penalties

I. Drought History

Drought History

2013 - Present

Trigger Date	End Date	Entered Stage	Conditions Met
8/2/2013	12/20/2013	1	Observation Well Level $\leq$ 1045 (15-day Avg); and Withdrawal of 1.2M gallons from Trinity Aquifer (same 15 days)
7/14/2021	12/18/2014	1	Observation Well Level $\leq$ 1045 (15-day Avg); and Withdrawal of 1.2M gallons from Trinity Aquifer (same 15 days)
9/25/2015	10/31/2015	1	Observation Well Level $\leq$ 1045 (15-day Avg); and Withdrawal of 1.2M gallons from Trinity Aquifer (same 15 days)
7/19/2017	1/4/2018	1	Observation Well Level $\leq$ 1045 (15-day Avg); and Withdrawal of 1.2M gallons from Trinity Aquifer (same 15 days)
6/7/2018	9/18/2018	1	Observation Well Level $\leq$ 1045 (15-day Avg); and Withdrawal of 1.2M gallons from Trinity Aquifer (same 15 days)
8/1/2020	2/13/2021	1	Observation Well Level $\leq$ 1045 (15-day Avg); and Withdrawal of 1.2M gallons from Trinity Aquifer (same 15 days)



II. Criteria for Drought Initiation

Normal
Conditions

Stage 1

2 of 3 Conditions Required

- FORU Observation Well 15-day avg. $\leq$ 1,045 feet above mean sea level
- Consumption of Trinity Aquifer groundwater exceeds 1.2 million gallons per day for the same 15 days
- Guadalupe-Blanco River Authority ("GBRA") implements Stage 1 of their Drought Contingency Plan

Stage 2

2 of 3 Conditions Required

- FORU Observation Well 8-day avg. $\leq$ 1,030 feet above mean sea level
- Consumption of Trinity Aquifer groundwater exceeds 700,000 gallons per day for the same 8 days
- GBRA implements Stage 2 of their Drought Contingency Plan

Stage 3

1 of 3 Conditions Required

- FORU Observation Well $\leq$ 1,015 feet above mean sea level
- Normal production of 1.2 MGD of Trinity Aquifer groundwater cannot be maintained for seven consecutive days
- GBRA implements Stage 3 of their Drought Contingency Plan



III. Criteria for Drought Termination

Stage 3

- FORU Observation Well 60-day avg. > 1,045 feet above mean sea level; AND
- Guadalupe-Blanco River Authority ("GBRA") no longer in Stage 3 conditions



Upon termination of Stage 3, **Stage 2** becomes operative

Stage 2

- FORU Observation Well 60-day avg. > 1,030 feet above mean sea level; AND
- GBRA no longer in Stage 2 conditions



Upon termination of Stage 2, **Stage 1** becomes operative

Stage 1

- FORU Observation Well 60-day avg. > 1,015 feet above mean sea level;
- Normal production of 1.2 MGD of Trinity Aquifer groundwater maintained for the same 60 days; AND
- GBRA no longer in Stage 1 conditions (normal conditions)

Upon termination of Stage 1, resume **normal conditions**

Normal
Conditions



IV. Drought Response

Stage 1

Current Supply Management Measures:

- Implementation of a surcharge on all water used over 25,000 gallons per residential account per billing period
 - Reduce water main flushing to that required to maintain quality standards
-

Options going forward:

- Decrease gallon amount for drought surcharge **OR** implement additional provisions to decrease residential water usage
- Consider a drought surcharge for commercial accounts
- Shorten watering hours on designated days (6:00 AM to 10:00 AM / 8:00 PM to Midnight)

Stage 2

Current Supply Management Measures:

- Implementation of a surcharge on all water used over 18,000 gallons per residential account per billing period
 - Use of water from fire hydrants limited to activities necessary to maintain public health, safety, and welfare
 - No sale of bulk water
 - Use of water for ornamental water fountains prohibited
-

Options going forward:

- Decrease gallon amount for drought surcharge **OR** implement additional provisions to further decrease residential water usage
- Consider a drought surcharge for commercial accounts
- Prohibition of commercial car washing

Stage 3

Current Supply Management Measures:

- All non-essential water uses are prohibited except for watering of household shrubbery by handheld hose with positive shutoff device
- Golf course watering is limited to the use of effluent water provided by FORU or a water source other than that provided by FORU
- Moratorium imposed on new landscaping and construction of new swimming pools
- No application for new, additional, expanded or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved – approval time limits for such applications are suspended while Stage 3 is in effect
- Stage 2 surcharge remains in effect

Options going forward:

- Implement a drought surcharge for Stage 3 vs. Stage 2 drought surcharge remaining in effect
- Consider a drought surcharge for commercial accounts

Drought Surcharge

Potential Gallon Amounts for Stage 1, 2, and 3

		Average Water Usage During Peak Month (gallons)	Average Monthly Water Usage (gallons)	Average Water Usage During Low Months (gallons)
2020	Residential	21,134	13,388	7,939
2019	Residential	23,848	12,091	7,019
2018	Residential	21,079	11,702	6,860
2017	Residential	21,232	12,968	7,897
2016	Residential	20,039	11,566	8,074
5-Yr Avg	Residential	21,466	12,343	7,558
		Stage 1	Stage 2	Stage 3
Current Thresholds		25,000	18,000	18,000
Potential Drought Surcharge Gallon Thresholds		22,000	15,000	8,000

A landscape photograph showing a vast, dry, cracked earth in the foreground. In the middle ground, a single, leafless tree stands on the right side. The background features a horizon line with a sunset sky transitioning from orange to blue, with scattered clouds. A dark, semi-transparent banner is overlaid on the bottom left of the image.

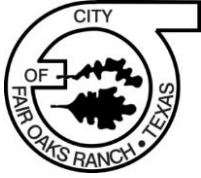
V. Schedule of Penalties

Current Drought Contingency Ordinance:

Any person who violates the critical stage provisions of this plan is guilty of a misdemeanor and, upon conviction, shall be punished by a fine per violation as provided in section 1.01.009 of this code. Each day that one or more of the provisions in this article is violated shall constitute a separate offense.”

Potential Amendment:

Any person who violates the supply management provisions of this plan is guilty of a misdemeanor and, upon conviction, shall be punished by a fine per violation as provided in section 1.01.009 of this code. Each day that one or more of the provisions in this article is violated shall constitute a separate offense.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: Dietz Elkhorn Road Corridor Study
 DATE: March 18, 2021
 DEPARTMENT: Public Works Department
 PRESENTED BY: Michael Garza, P.E., PTOE, RSP₁, General Engineering Consultant

INTRODUCTION/BACKGROUND:

In June of 2020, Council Member Patel requested an agenda item to discuss traffic and safety concerns associated with the Dietz Elkhorn corridor. In September 2020, City Council approved a full-scale corridor study based on the following:

- The high volume of citizen complaints associated with speed, truck traffic, and a lack of pedestrian facilities.
- The fact that a second elementary school was opened along the corridor.
- The need to better understand the impacts (traffic pattern changes) of the IH-10 West project and the FM 3351 expansion projects respectively on the west and east ends of the corridor.
- The need to develop short, mid, and long-term solutions for known problem areas along the corridor.

Legacy Engineering Group was assigned the Corridor Study under the City's Professional Services Agreement for General Engineering Consultant Services.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The health, safety, and welfare of Fair Oaks Ranch residents is the paramount objective of the Public Works Department; this study has allowed us to identify potential mitigation strategies relative to the desired level of service for the corridor for City Council consideration.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

If any potential mitigation strategies are considered by City Council, the financial and budgetary impacts would need to be considered accordingly.

LEGAL ANALYSIS:

Not applicable at this time.

RECOMMENDATION/PROPOSED MOTION:

The purpose of this presentation is to provide City Council with the results of the Dietz-Elkhorn Corridor Study, and to receive input/direction on how to proceed.



DIETZ ELKHORN ROAD CORRIDOR STUDY

MICHAEL GARZA, PE, PTOE, RSP₁
LEGACY ENGINEERING GROUP
GENERAL ENGINEERING CONSULTANT
MARCH 18, 2021





Background of Corridor Study

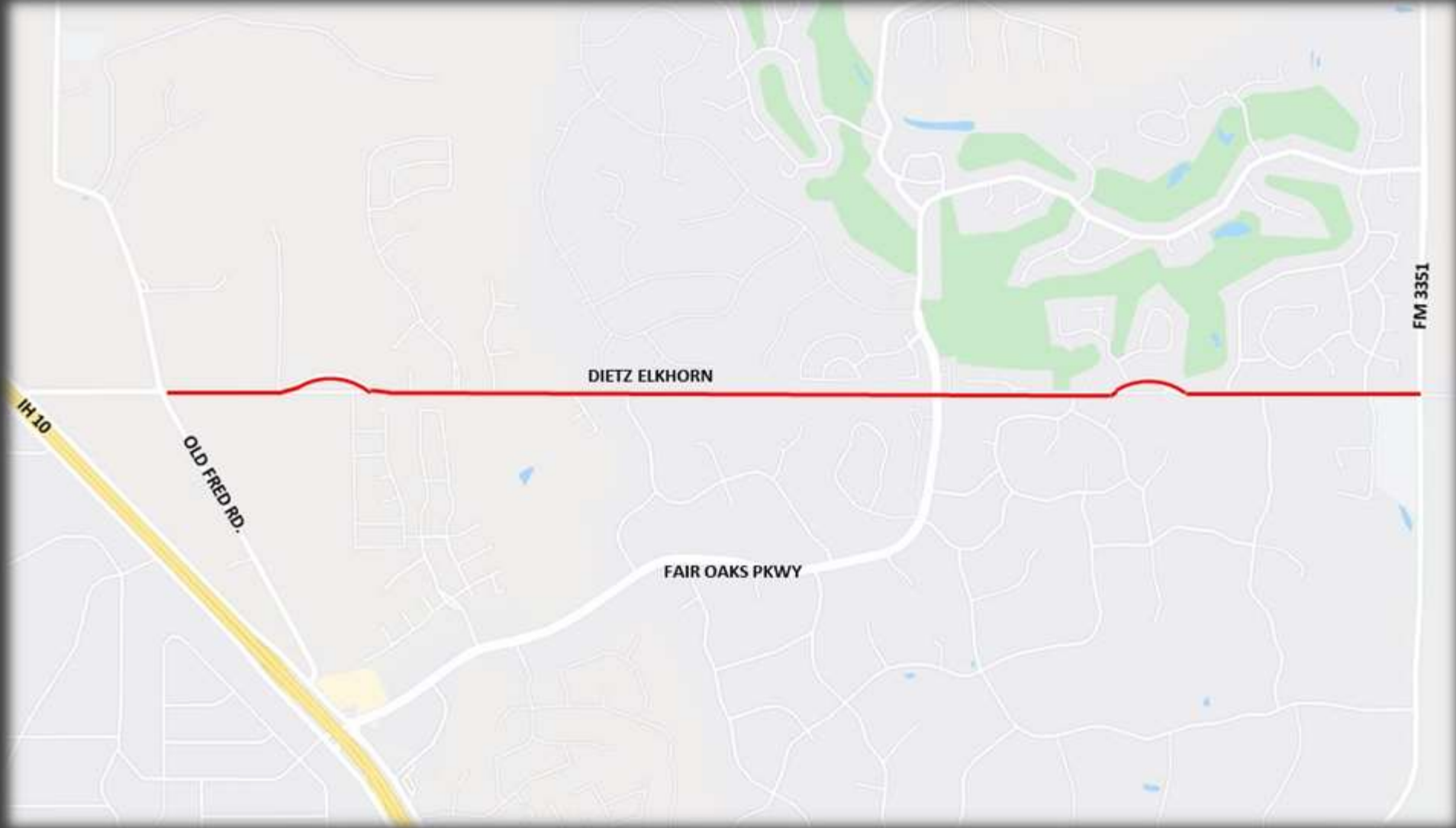
In June 2020, Council Member Patel requested an agenda item to discuss traffic and safety concerns along Dietz Elkhorn. In September 2020, City Council approved a full-scale corridor study based on the following:

- ✓ The high volume of citizen complaints associated with speed, truck traffic, and a lack of pedestrian facilities.
- ✓ The fact that a second elementary school was opened along the corridor.
- ✓ The need to better understand the impacts (traffic changes) of the IH-10 West project and the FM 3351 expansion projects respectively on the west and east ends of the corridor.





Corridor Study Limits





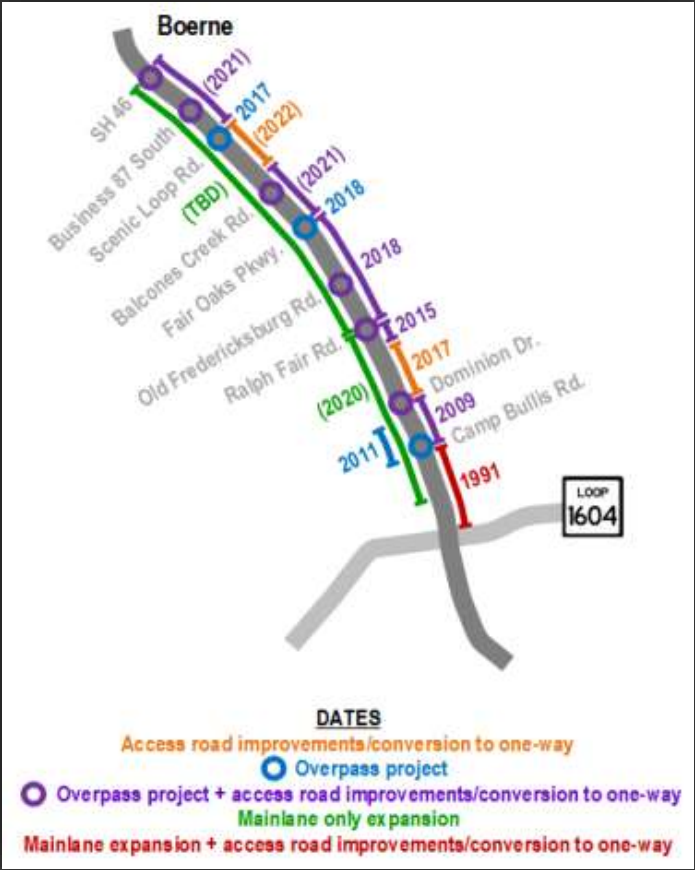
Corridor Study Goals & Objectives

Item #10.

- ✓ Obtain existing corridor data for review
 - Traffic Volume Data
 - Speed Data
 - Truck Traffic Data
 - Origin/Destination Trends
 - Drone Aerial Photos/Videos
 - Field Visit Summaries
- ✓ Perform assessment and document existing corridor issues
- ✓ Meet with Project Stakeholders and document concerns/input
- ✓ Develop and present potential mitigation measures (that will enhance the safety/quality of life for residents) to City Council for discussion

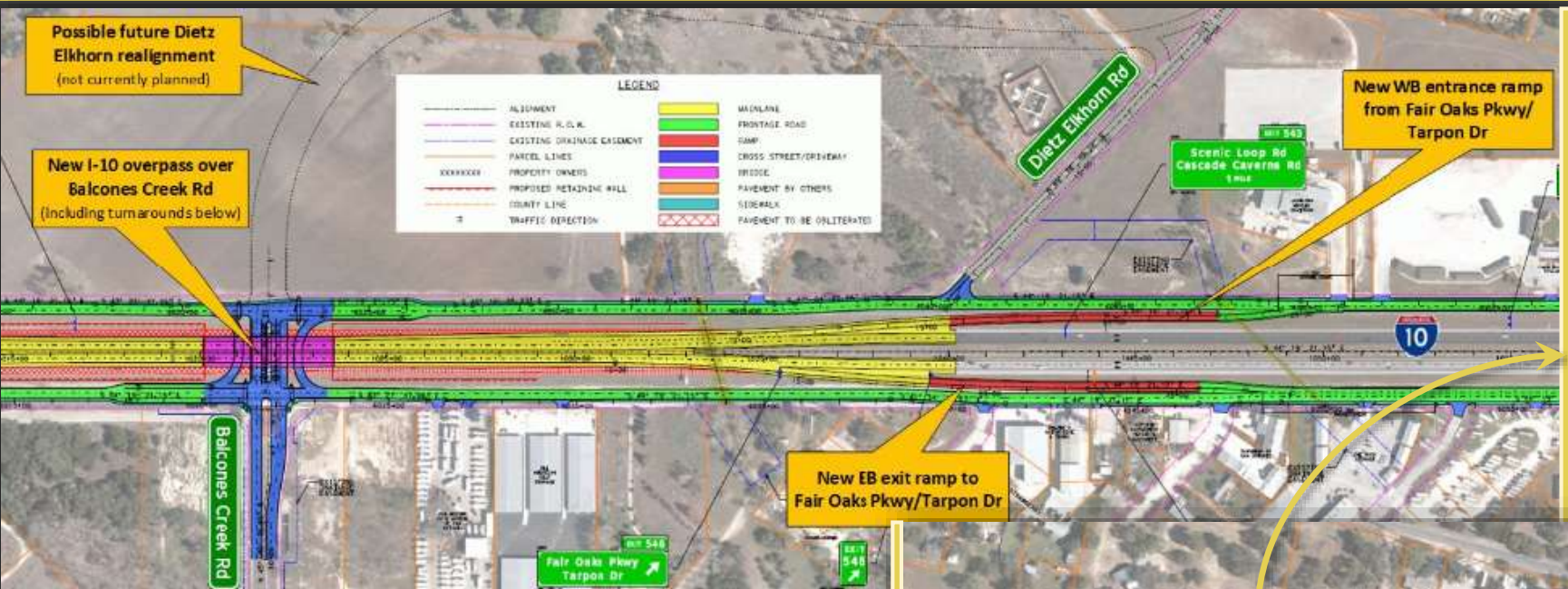


Update on TxDOT Projects (I-10 West Corridor)

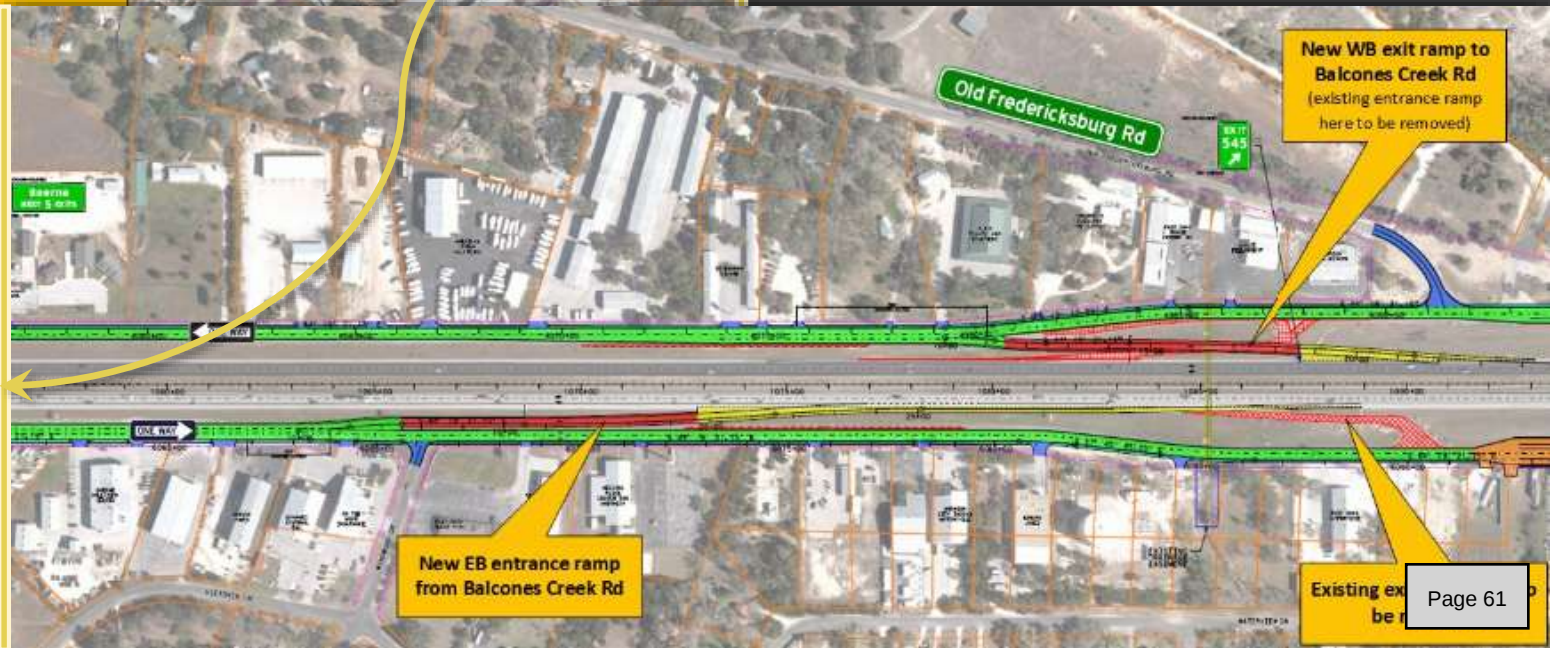




Update on TxDOT Projects (I-10 West Corridor)



I-10 West Improvements (FM 3351 to SH 46)

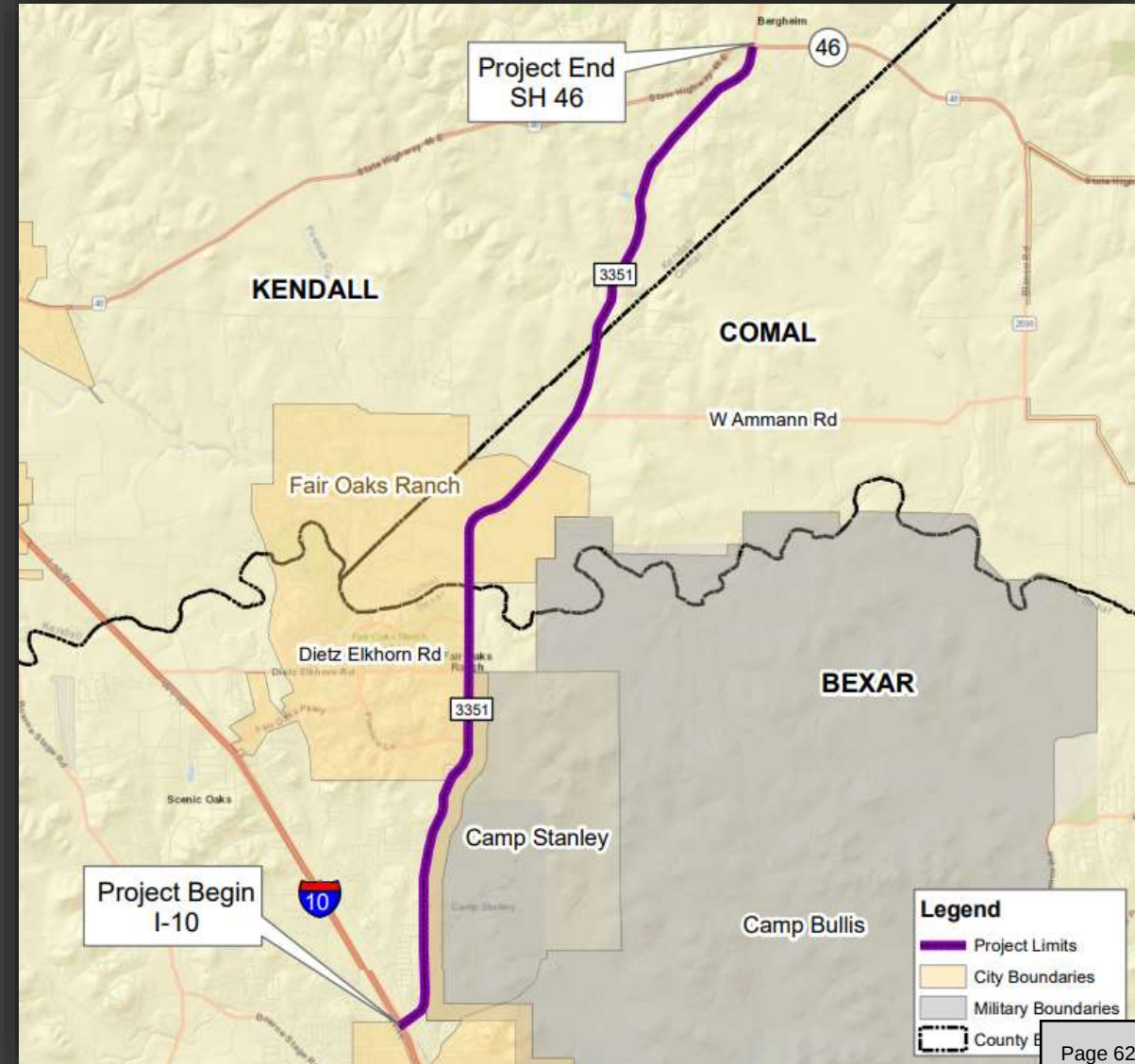




Update on TxDOT Projects (FM 3351 Expansion)

TxDOT FM 3351 Improvements

- Cibolo Creek Bridge Letting in 2023
- Widening of FM 3351 Unfunded / Most Likely 5-10 Years Away





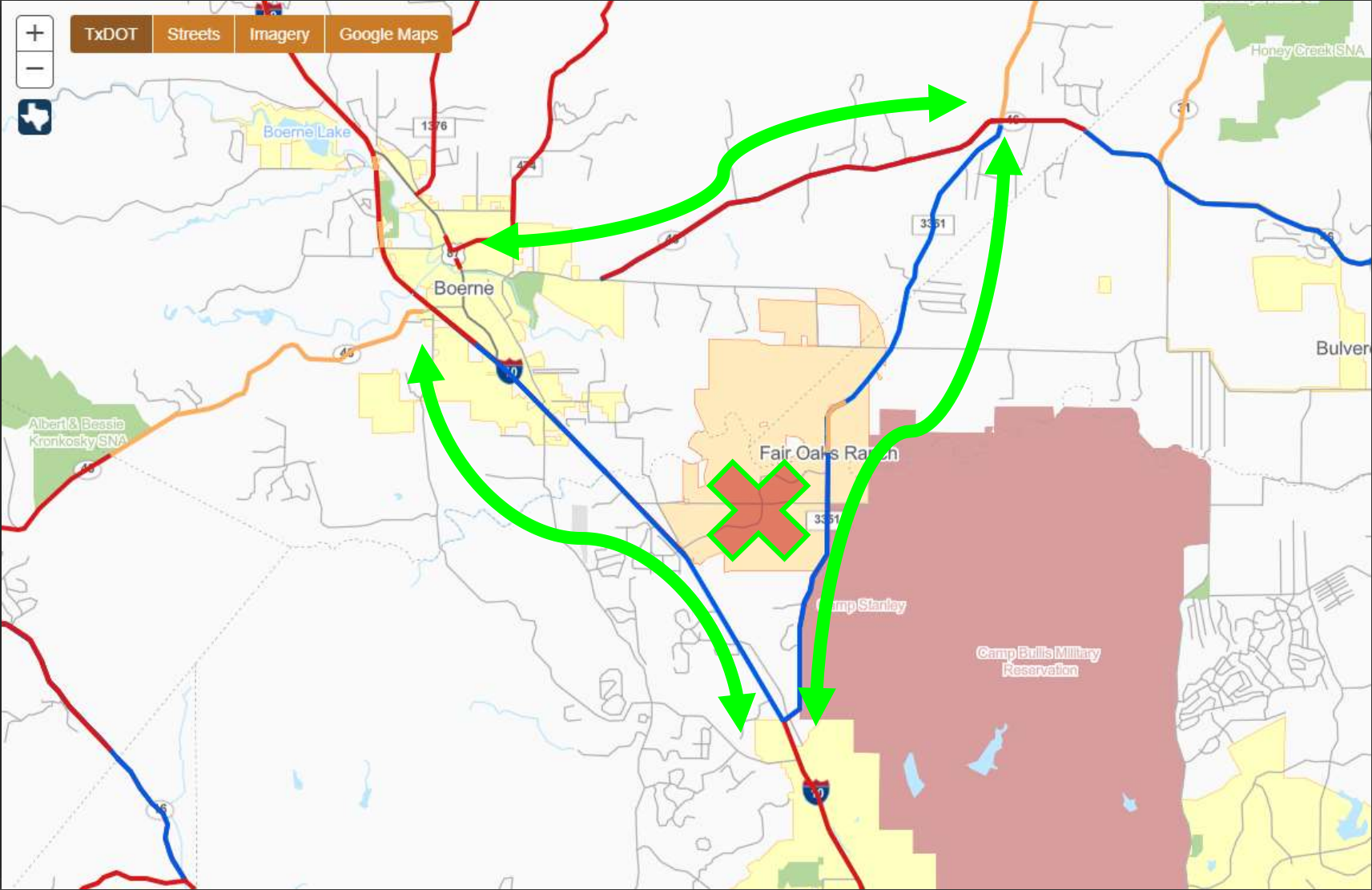
Update on TxDOT Projects (FM 3351 Expansion)

Various Alternatives @ Dietz Elkhorn Rd Being Considered





Impact of TxDOT Projects on Dietz Elkhorn Rd Corridor Study





Corridor Study Data Collection Results – Crash Analysis



Intersection	Rear-End	Sideswipe	Out of Control	Left-Turn	Right-Angle	Hit Animal
Old Fred. Rd.	2	1	0	0	2	0
Fair Oaks Pkwy	0	0	2	2	0	2
Ralph Fair Rd	9	1	2	0	0	0
Total	11	2	4	2	2	2

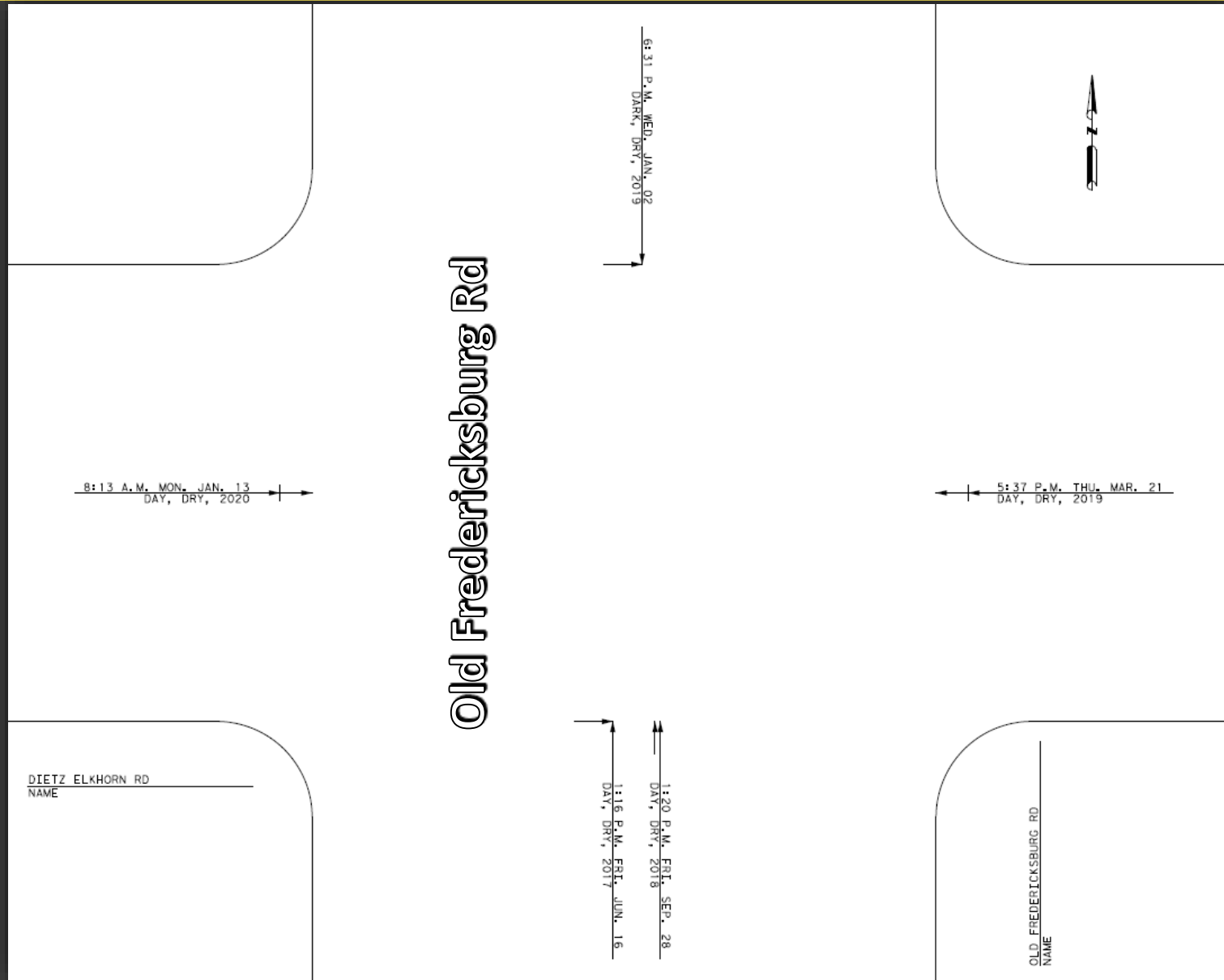
Intersection	Contributing Factors								
	Driver Inattention	Disregard Stop Sign or Light	Failure to Pass Safely	Animal on Road	Failure to Yield ROW	Fatigued or Asleep	Failure to Control Speed	Followed Too Closely	Lost Control of Vehicle
Old Fred. Rd.	3	1	1	0	0	0	0	0	0
Fair Oaks Pkwy	1	1	0	2	1	1	0	0	0
Ralph Fair Rd	5	0	1	0	1	0	2	2	1
Total	9	2	2	2	2	1	2	2	1

Intersection	Light Conditions		Road Conditions	
	Day	Night	Dry	Wet
Old Fred. Rd.	4	1	5	0
Fair Oaks Pkwy	5	1	6	0
Ralph Fair Rd	9	3	8	4
Total	18	5	19	4



Corridor Study Data Collection Results – Crash Analysis

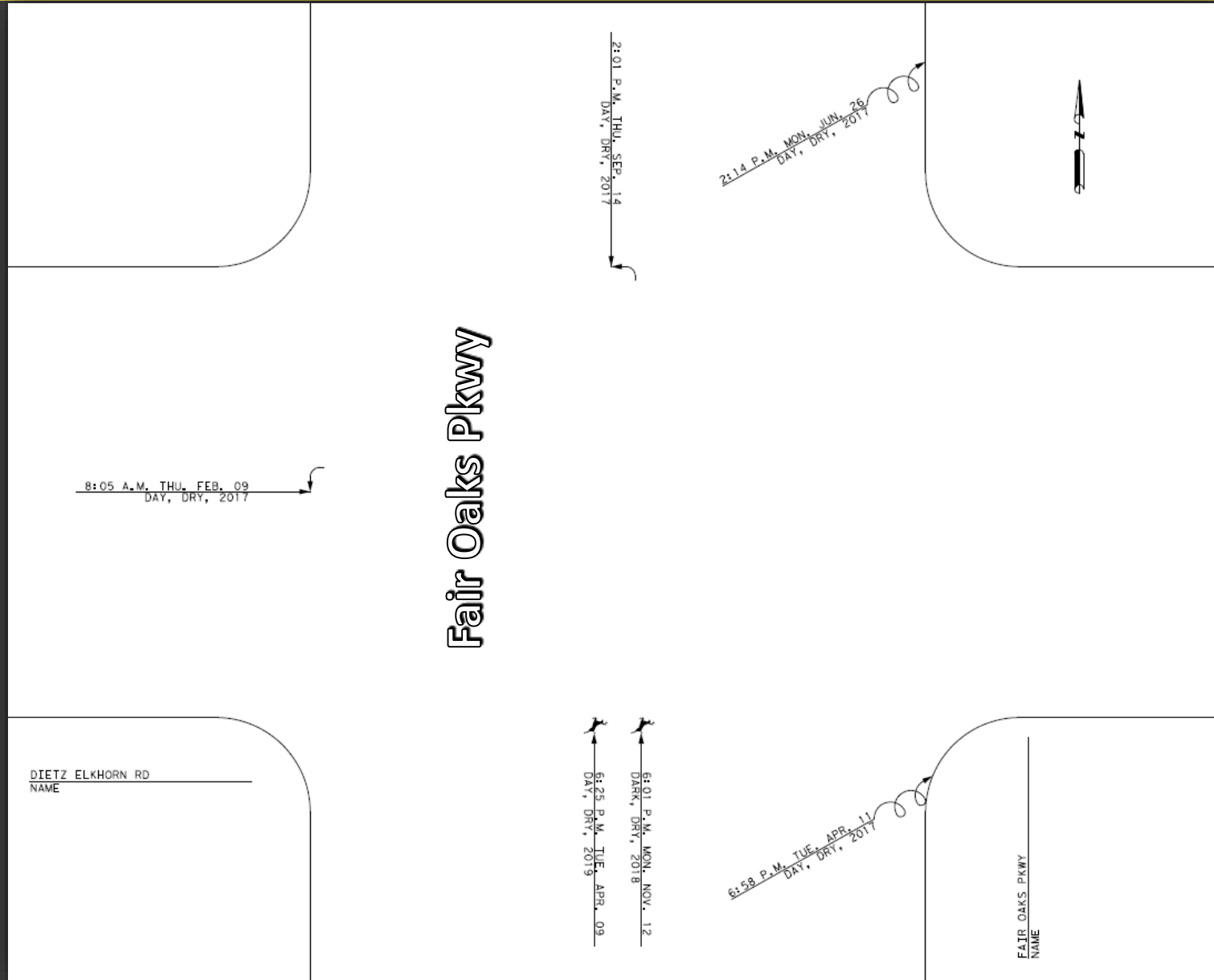
Item #10.





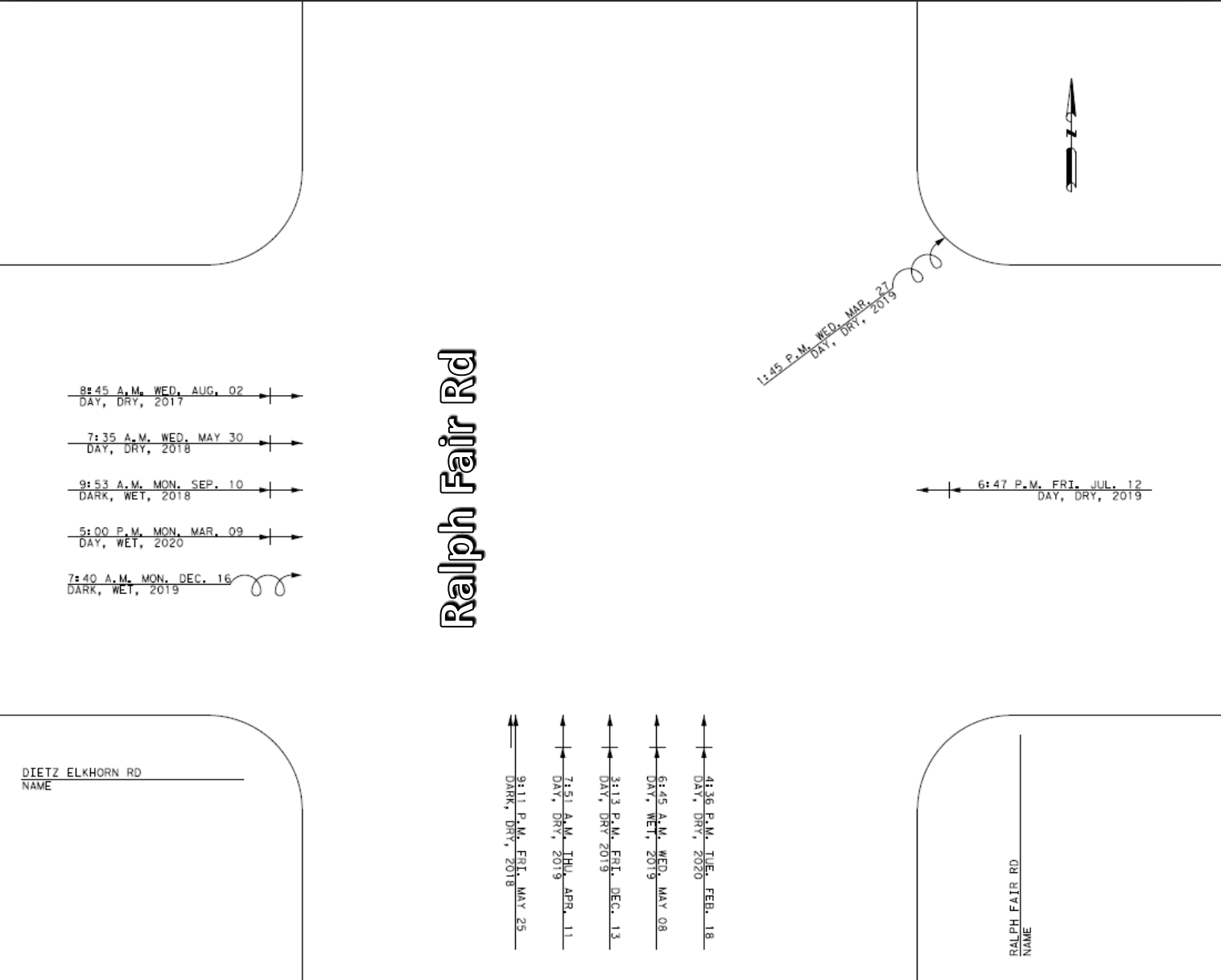
Corridor Study Data Collection Results – Crash Analysis

Item #10.





Corridor Study Data Collection Results – Crash Analysis



Corridor Study Data Collection Results – Traffic Volumes/Analysis

Synchro Traffic Simulation Models – Existing Conditions / LOS Results

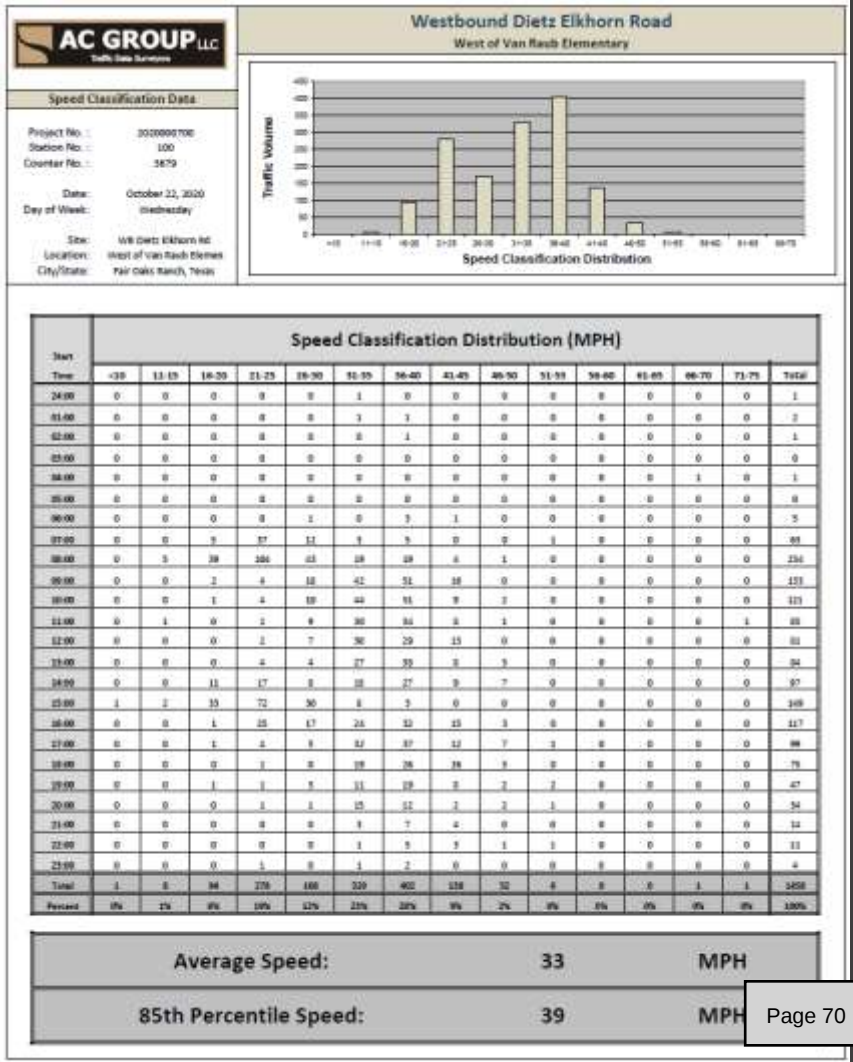
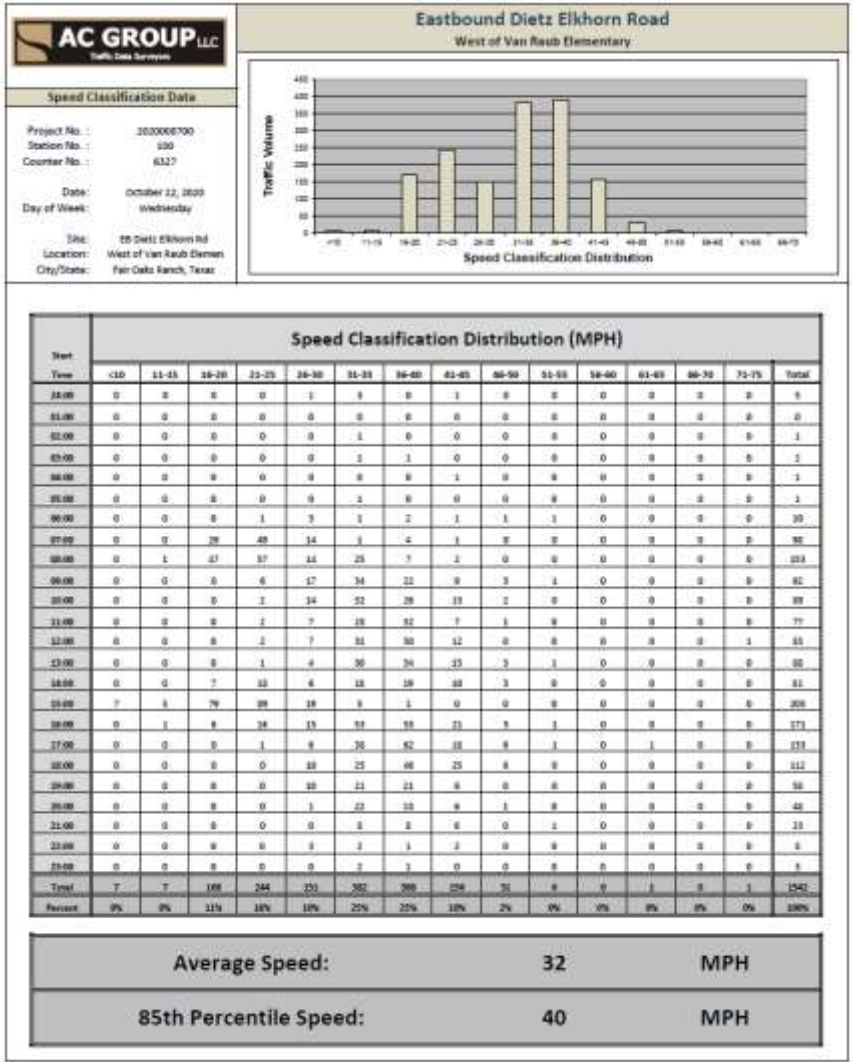




Corridor Study Data Collection Results – Traffic Speeds

Discuss Speed Data Collection Results (Near Van Raub Elementary)

- Previous Speed Limit: 40 MPH
- Current Speed Limit: 35 MPH
- Previous 85th Percentile: 46 MPH
- Current 85th Percentile: 39.5 MPH





Corridor Study Data Collection Results – Traffic Speeds

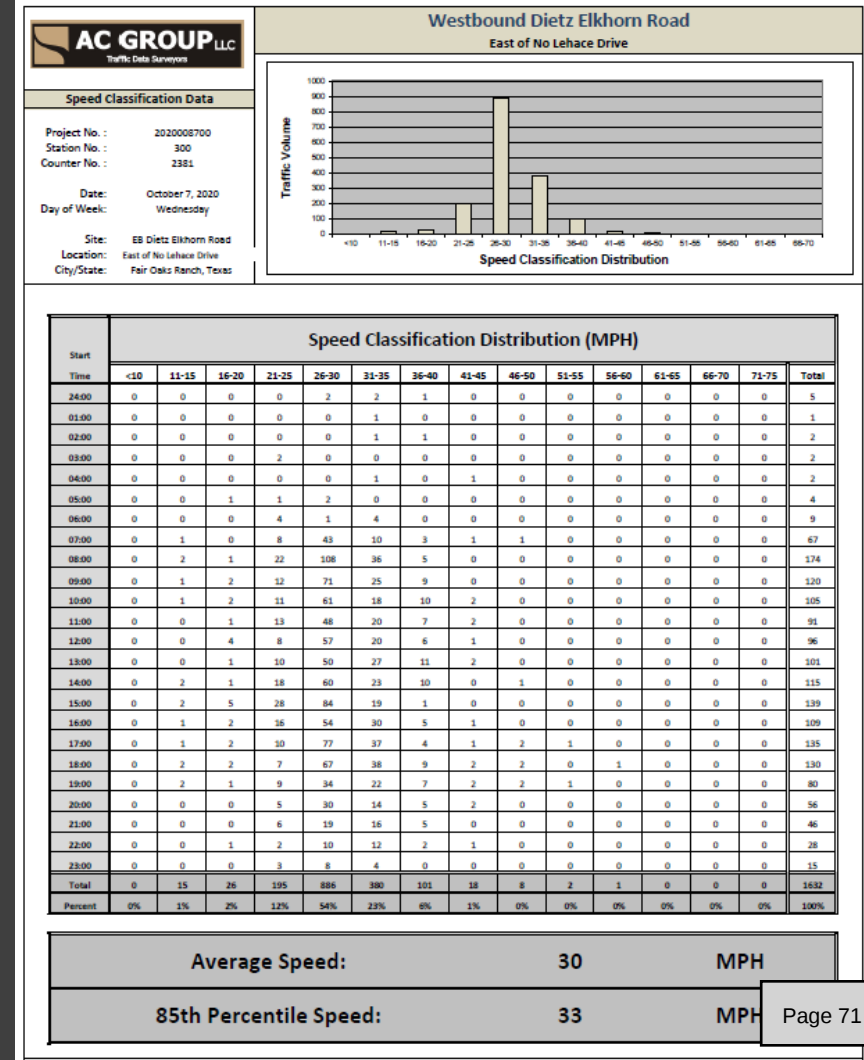
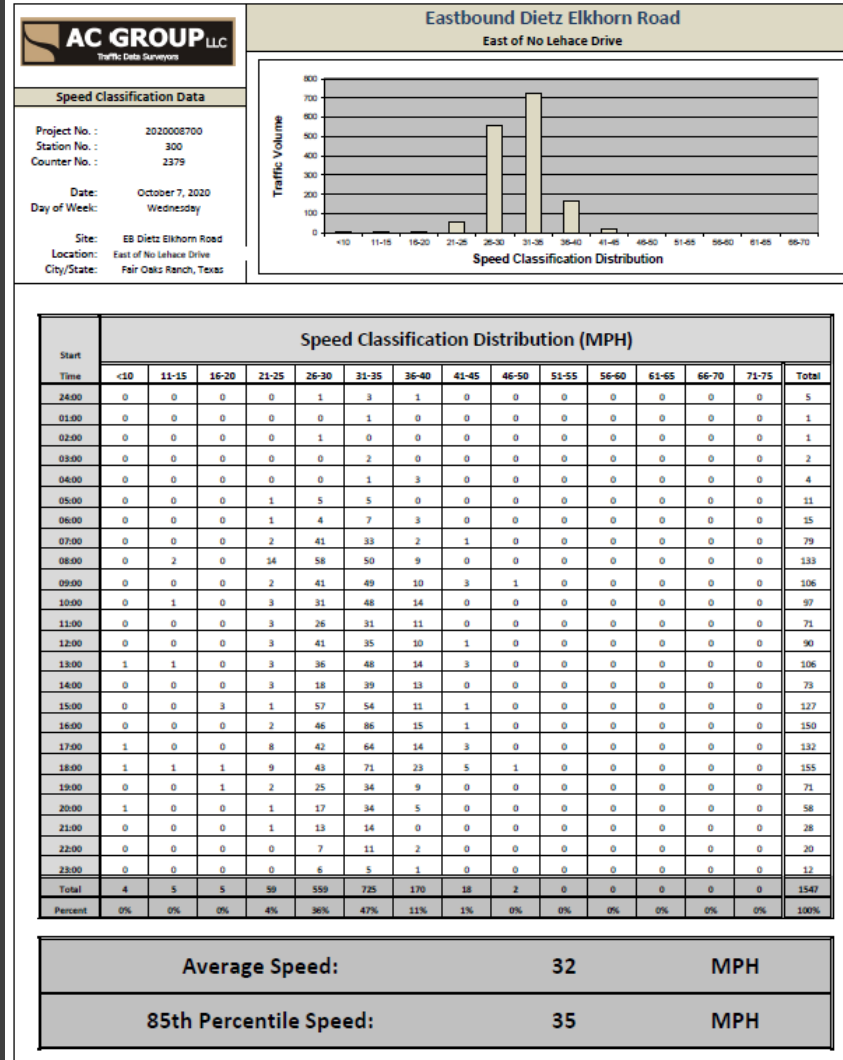
Discuss Speed Data Collection Results (Near No Lehace Drive)

Previous Speed Limit: 30 MPH

Current Speed Limit: 30 MPH

Previous 85th Percentile: 35 MPH

Current 85th Percentile: 34 MPH





Corridor Study Data Collection Results – Truck Traffic

Item #10.

FHWA Vehicle Classification Breakdown

- 1) Motorcycles
- 2) Passenger cars
- 3) Other two-axle, four-tire single unit vehicles
- 4) Buses
- 5) Two-axle, six-tire, single-unit trucks
- 6) Three-axle single-unit trucks
- 7) Four or more axle single-unit trucks
- 8) Four or fewer axle single-trailer trucks
- 9) Five-axle single-trailer trucks
- 10) Six or more axle single-trailer trucks
- 11) Five or fewer axle multi-trailer trucks
- 12) Six-axle multi-trailer trucks
- 13) Seven or more axle multi-trailer trucks

Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger cars		Class 8 Four or less axle, single trailer	
			
			
			
Class 3 Four tire, single unit		Class 9 5-Axle tractor semitrailer	
			
			
Class 4 Buses		Class 10 Six or more axle, single trailer	
			
		Class 11 Five or less axle, multi trailer	
Class 5 Two axle, six tire, single unit		Class 12 Six axle, multi-trailer	
			
		Class 13 Seven or more axle, multi-trailer	
Class 6 Three axle, single unit			
			
			



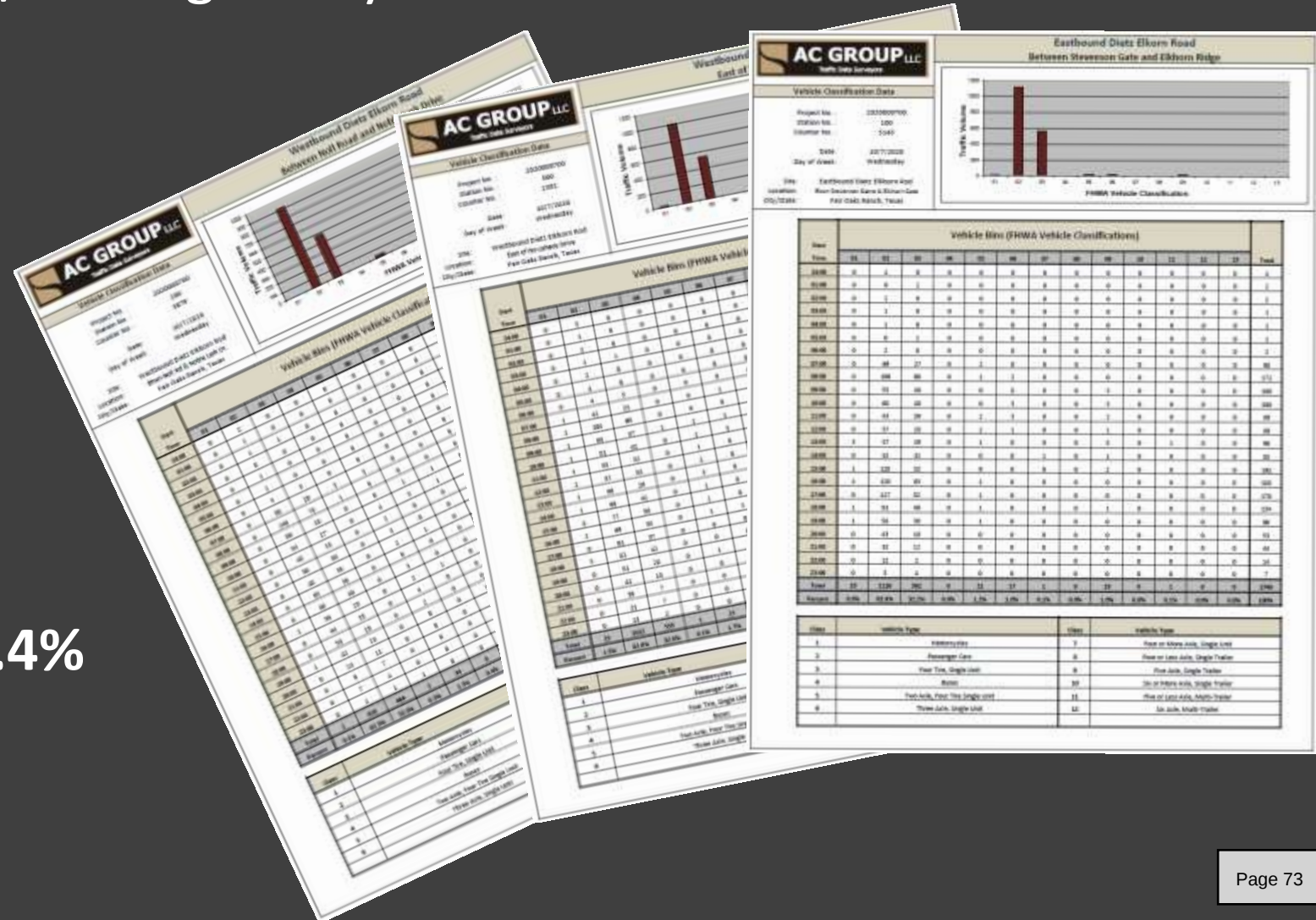
Corridor Study Data Collection Results – Truck Traffic

Discuss Vehicle Classification / Average Daily Traffic Data Collection Results

West End of Corridor ~ 3.1%
Near Van Raub Elementary

East End of Corridor ~ 3.7%
Near No Lahace Drive

Overall Corridor Average ~ 3.4%





Corridor Study Data Collection Results – Truck Traffic Cut-Through

Example of Truck Traffic Origin/Destination Data Collection

Eastbound Truck Traffic Origin/Destination Analysis (Starting at Old Fredericksburg Rd) (Date: October 29, 2020)						
Time	Vehicle Description	Arrived at Fair Oaks Pkwy	Time Arrived at FOP	Arrived at FM3351	Time Arrived at FM 3351	Cut Through Vehicle?
8:30	Red Truck Pulling Trailer	Yes	8:33	No	N/A	No
8:40	Lic KCV - White	No	NA	No	N/A	No
8:40	Lic J1F - White	No	NA	No	N/A	No
8:58	Ancira Front Plate - Pulling Trailer	Yes	9:01	Yes	9:04	Yes
9:10	Lic MPL - 18 Wheeler	No	NA	No	N/A	No
9:15	Lic ILO - 18 Wheeler - White	No	NA	No	N/A	No
9:44	Lic FBF - White	no	NA	No	N/A	No
9:49	Lic MGS - White	no	NA	No	N/A	No
9:50	Lic KVZ - White	Yes	9:53	Yes	9:56	Yes
10:03	Lic 886 - 18 Wheeler - White	No	NA	No	N/A	No
10:07	Lic DPH	No	NA	No	N/A	No
10:25	Lic CYN	No	NA	No	N/A	No

Overall, there was not a significant amount of “cut-through” truck traffic movements through the City of Fair Oaks Ranch. On average, only 1 out of every 10 trucks would perform this “cut-through” action.



Project Stakeholders

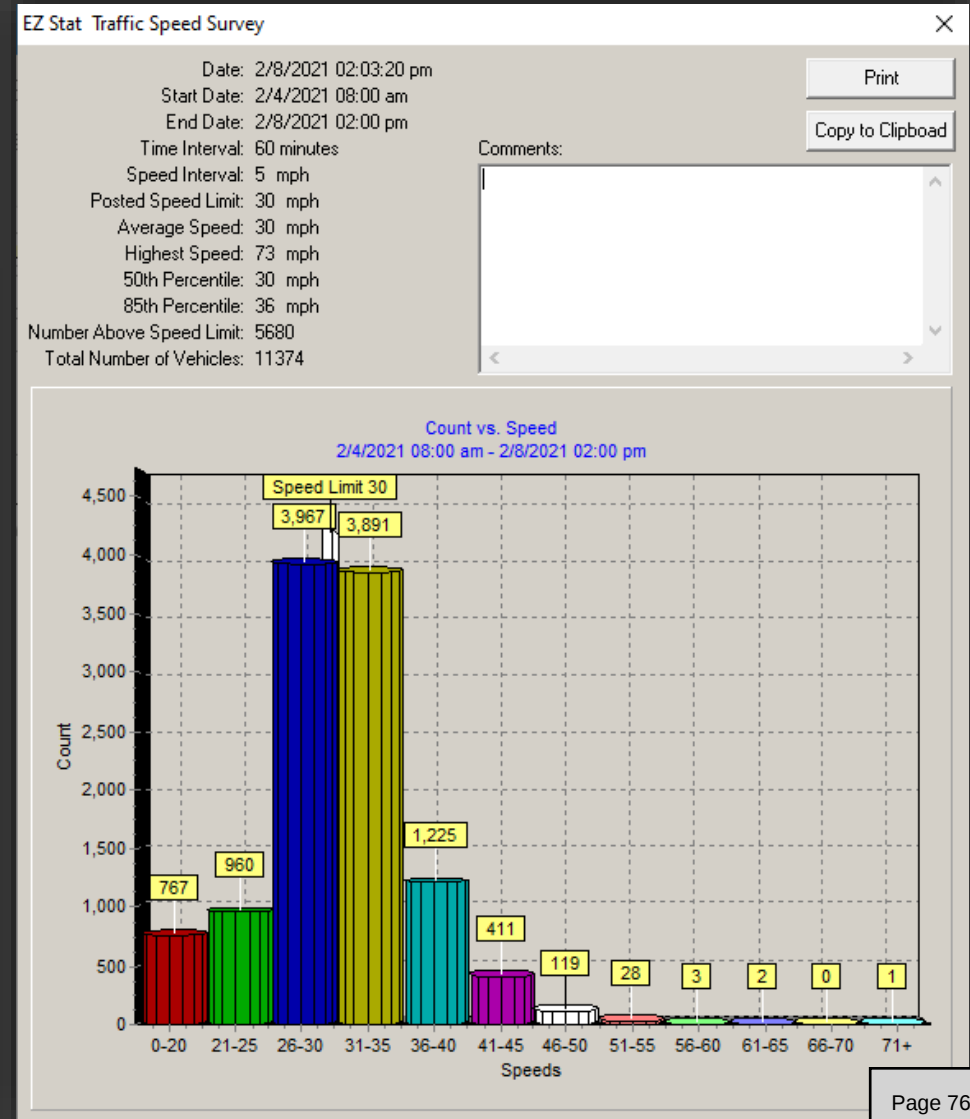
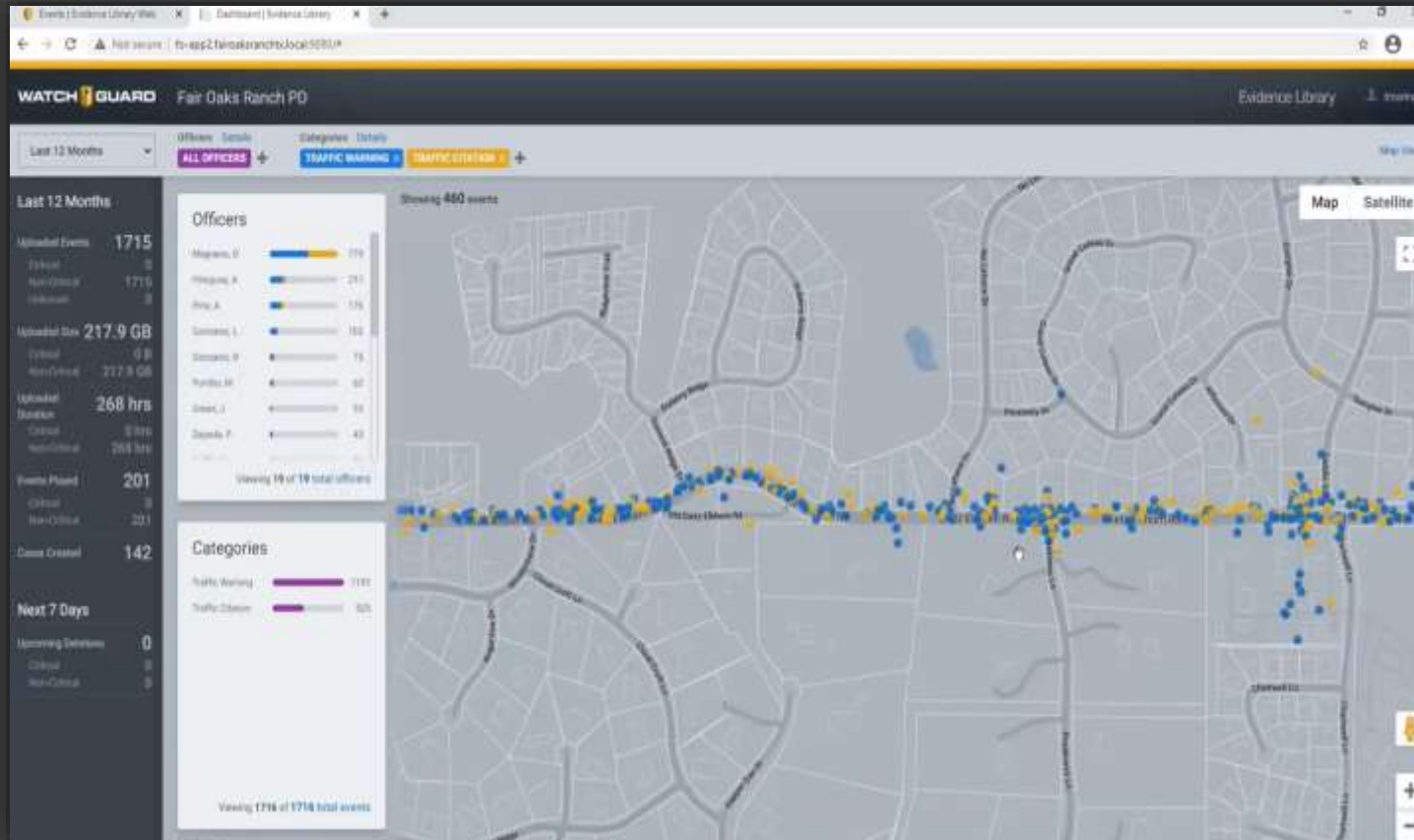
NAME	TITLE	ORGANIZATION
Snehal R. Patel	City Council Member, Place 5	City of Fair Oaks Ranch
Tim Moring	Chief of Police	City of Fair Oaks Ranch
Ron Emmons, PE	Public Works Director / City Engineer	City of Fair Oaks Ranch
Katie Schweitzer, PE	Manager of Engineering Services	City of Fair Oaks Ranch
Julio Colunga	Public Works Superintendent	City of Fair Oaks Ranch
Tom Heath	Infrastructure Inspector	City of Fair Oaks Ranch
Hector Hernandez	Safety and Security Coordinator	Boerne Independent School District
Sara Federico	Director	City of Fair Oaks Ranch HOA / Parks & Trails Committee
Wes Pieper	Citizen	N/A
Pam Poulk	Citizen	N/A
Denise Anderson	Citizen	N/A



Stakeholder Meeting Input/Comments

Item #10.

Supplemental Speed & Traffic Citation Data from City of Fair Oaks Ranch Police Department





Corridor Study Data Collection Results – Drone Aerial Videos

Item #10.





Stakeholder Meeting Input/Comments

Item #10.

- Goal of Separation of Peds/Bikes from Vehicles
- Consider Multiple Corridor Segments
 - East vs. West Corridor Footprint
- Urgent Need to Slow Traffic Down
- Too Many Trucks Utilizing Dietz-Elkhorn Rd as a Pass-Through Route
 - WB Trucks May Utilize Fair Oaks Pkwy to I-10
- Golf Cart Education on City Laws/Safety Needed
- Boerne ISD Participation
 - Limited Budget
 - Willing to Coordinate/Help as Needed
- Corridor Curves are Major Safety Concern





Short-Term Mitigation Measures for Discussion

Item #10.

Potential Short-Term Solutions

- Additional Coordination with City Police Department
- New/Additional No-Truck Signage (Coordinate w/Builders)
- Coordination with Boerne ISD for School Queueing Issues





Short-Term Mitigation Measures for Discussion

Item #10.

Potential Short-Term Solutions

- Supplemental/Additional Warning Signs and/or Striping
- Implement Speed Feedback Signage
- Pedestrian/Bicycle/Golf-Cart Crossing Locations (w/Actuated Devices)



Mid-Term Mitigation Measures for Discussion

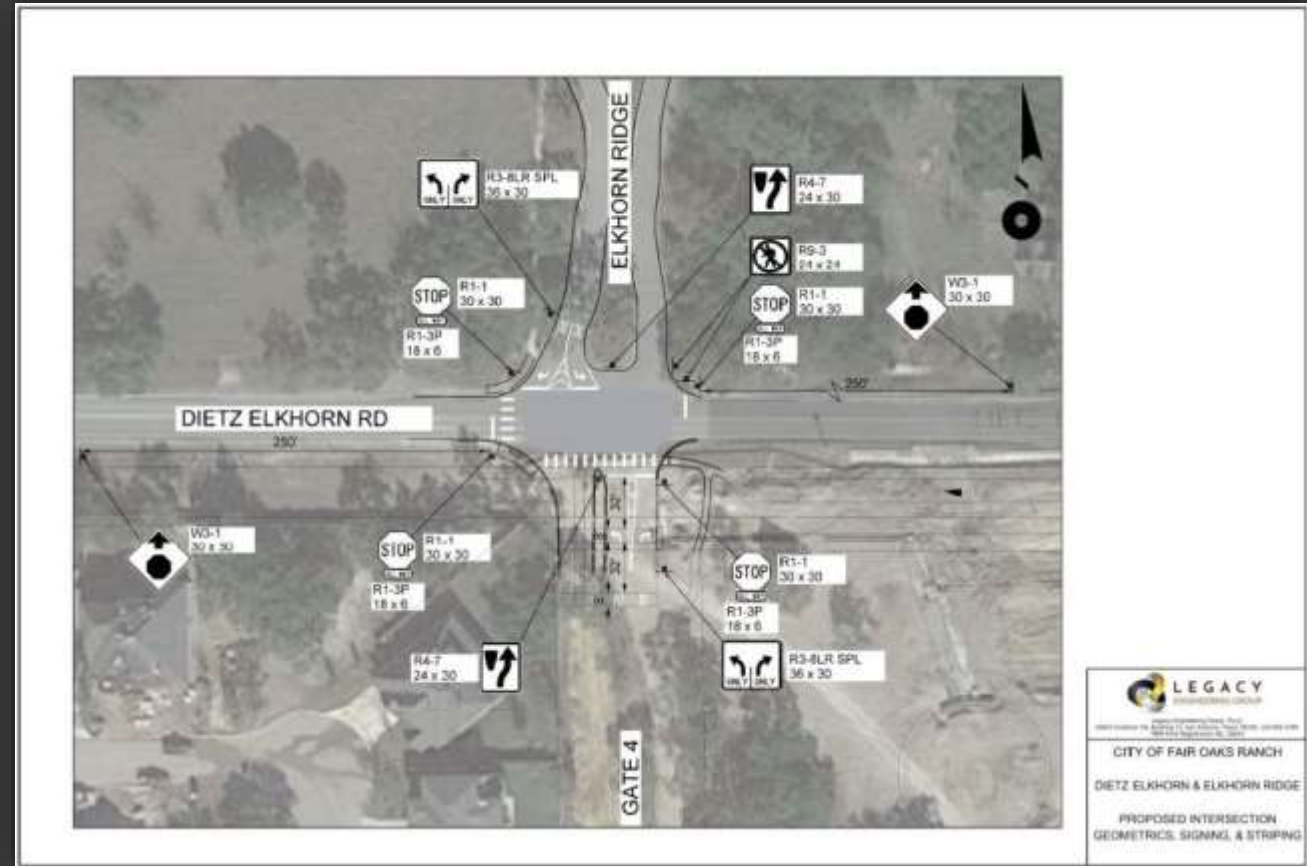
Potential Mid-Term Solutions

- Additional Pavement for Parent Queue Areas



Potential Mid-Term Solutions

- Intersection Control Adjustments
- Supplemental Illumination
- Pavement Widening for New/Shared Lanes at Intersection Approach



Potential Mid-Term Solutions

- Modification of Chartwell / Saddle Song Offset Intersection



Potential Mid-Term Solutions

- Modification of Chartwell / Saddle Song Offset Intersection



Potential Mid-Term Solutions

- Construct New Pedestrian/Bicycle Shared-Use Path (Separated from the Roadway)



Long-Term Mitigation Measures for Discussion

Potential Long-Term Solutions

- Consider Roundabout at Dietz Elkhorn Rd & Fair Oaks Pkwy



Long-Term Mitigation Measures for Discussion

Potential Long-Term Solutions

- Change the Corridor Character (Context-Sensitive)



Long-Term Mitigation Measures for Discussion

Potential Long-Term Solutions

■ Widen Corridor Footprint





Long-Term Mitigation Measures for Discussion

Item #10.

Potential Long-Term Solutions

- Realign Roadway at Two Existing Corridor Curves

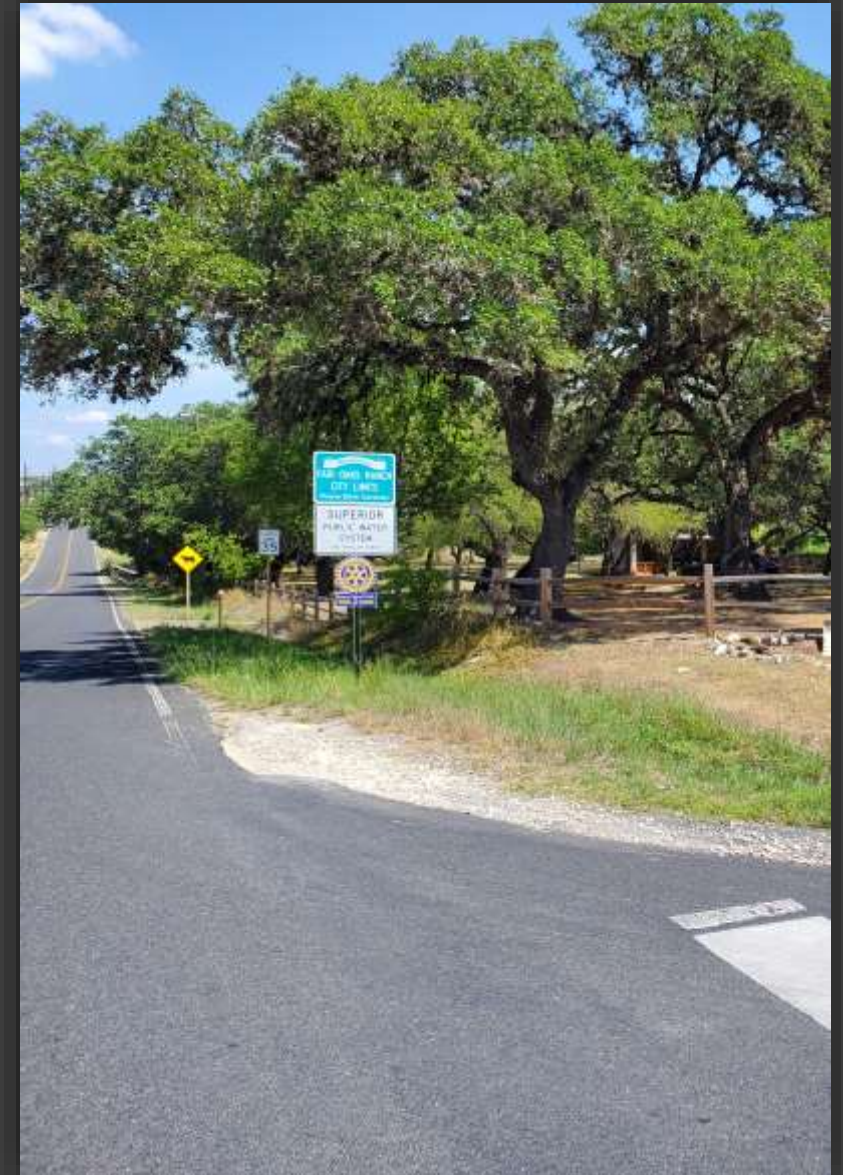




Next Steps

Item #10.

- 1) Obtain Input from City Council
- 2) Potential Action Items for City Council to Consider Moving Forward
 - A. Develop Strategic Action Plan Based on City Council and Staff Input
 - B. Present Strategic Action Plan to City Council for Consideration
 - C. Develop Engineering Design of Short and Mid-Term Mitigation Strategies
 - D. Begin Planning Process of Long-Term Mitigation Strategies





DIETZ ELKHORN ROAD CORRIDOR STUDY QUESTIONS/COMMENTS/INPUT FROM COUNCIL





CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 18, 2021

AGENDA TOPIC: City Pavement Conditions Analysis Report
 DATE: March 18, 2021
 DEPARTMENT: Public Works Department
 PRESENTED BY: Michael Garza, PE, PTOE, RSP1, General Engineering Consultant

INTRODUCTION/BACKGROUND:

Several years ago, the City initiated a regular 5-year evaluation of all existing roadways and set in motion a database for tracking road conditions through the years. The first study, completed in 2010, initiated discussions among Council of the need for a Bond Program, and the study ultimately became the basis for the voter-approved 2014 Bond program. The second study, completed in 2015, confirmed that the City had wisely chosen roads for significant rehabilitation, and provided accurate guidance for the maintenance of other roadways.

In 2020, City Council approved a Pavement Condition Survey utilizing a Mobile Asset Collection (MAC) vehicle per ASTM D6433 criteria. The results of the survey allowed the Public Works Department the ability to develop a Pavement Preservation Plan through our General Engineering Consultant.

The overall goal of this plan has been to provide a recommendation on how to preserve our aging infrastructure strategically and effectively both today and into the future. Similarly, the plan has focused on the City's established goal to create a Roadway Capital Improvement Plan (CIP) which will allow us to evaluate the need for improvements through a fiscally constrained and conservative budget.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The health, safety, and welfare of Fair Oaks Ranch residents is the paramount objective of the Public Works Department; this Pavement Preservation Plan will allow us to utilize a combination of treatment techniques that include preservation, preventative maintenance, rehabilitation, and reconstruction. We will ultimately determine how to apply the right treatment to the right road at the right time and within the right budget.

The City of Fair Oaks Ranch will serve citizens through extending the life of City-maintained roadways through proper pavement preservation and management best practices utilizing the latest technologies available.

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

This Pavement Preservation Plan has identified specific maintenance and repair programs for the existing roadway network and type of rehabilitation strategies recommended to extend pavement life cycles.

The presentation includes details on maintenance and repair activities based on PCI/OCI ranking (typical treatments such as Crack Seal, Fog Seal, Slurry Seal, Micro Surfacing, Chip Seal, Mill & Overlay, Full Depth Reconstruction/Reclamation, etc. were considered accordingly).

Various budget scenarios such as “Do-Nothing”, “Current”, “A-Rating”, “Maintain A-Rating”, and “Maintain Existing Rating” were analyzed utilizing Cartegraph Software. This analysis allowed our General Engineering Consultant to focus on the specific needs of our aging infrastructure, establish reasonable goals for maintenance, evaluate the size of a potential Roadway Capital Improvement Program, and work with staff to finalize a plan that maintains or improves the quality of life for Fair Oaks Ranch residents within a reasonable budget for years to come.

LEGAL ANALYSIS:

Not applicable at this time.

RECOMMENDATION/PROPOSED MOTION:

The purpose of this presentation is to provide City Council with the results of the Pavement Preservation Plan Network Level Analysis, and to receive input/direction on how to proceed.



CITY OF FAIR OAKS RANCH PAVEMENT PRESERVATION PLAN

MICHAEL GARZA, PE, PTOE, RSP₁
LEGACY ENGINEERING GROUP
GENERAL ENGINEERING CONSULTANT
MARCH 18, 2021



PAVEMENT PRESERVATION PLAN BACKGROUND

Item #11.

- The City of Fair Oaks Ranch includes 60.27 miles of roadway infrastructure
 - 68% of the roadway network is over 30 years old
 - 50% of the roadway network is over 40 years old
- The overall goal of this process is to strategically and effectively budget based on pavement condition forecasting and provide recommendations to Council on how to successfully preserve the City's infrastructure



- The implementation of an effective Pavement Preservation Plan is essential in extending the overall life of the City's roadway network.
- A thorough Pavement Preservation Plan (PPP) utilizes a combination of treatment techniques that include preservation, preventative maintenance, rehabilitation, and reconstruction – applying the right treatment, to the right road, at the right time.



- Pavement preservation involves low-cost activities, usually implemented every few years, to slow the deterioration of roadways that are already in good condition. \$1 spent on pavement preservation today saves between \$6-\$10 in future rehab costs.
- Rehabilitation and Reconstruction treatments are time consuming, expensive, and disruptive to traffic flow. A Capital Improvement Program is usually required to address failing streets.
- City Council has an established goal to evaluate the need for Roadway Improvements through a fiscally constrained and conservative budget plan.



PAVEMENT PRESERVATION PLAN

PCI SCORING VISUAL

Pavement Condition
86 - 100 (Good)



Pavement Condition
71 - 85 (Satisfactory)



Pavement Condition
56 - 70 (Fair)



Pavement Condition
41 - 55 (Poor)



Pavement Condition
11 - 40 (Very Poor/Serious)

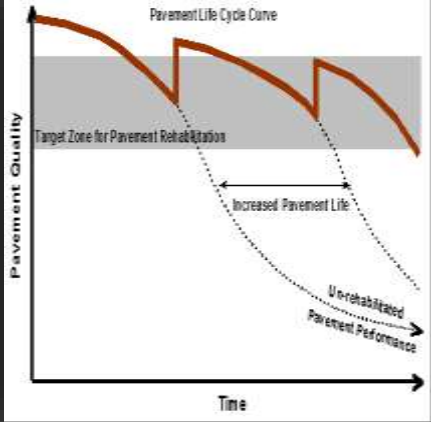
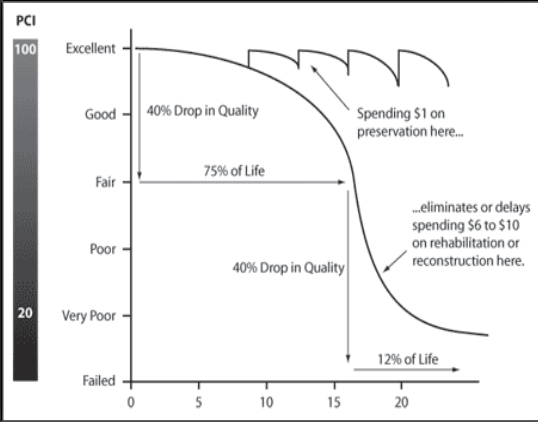
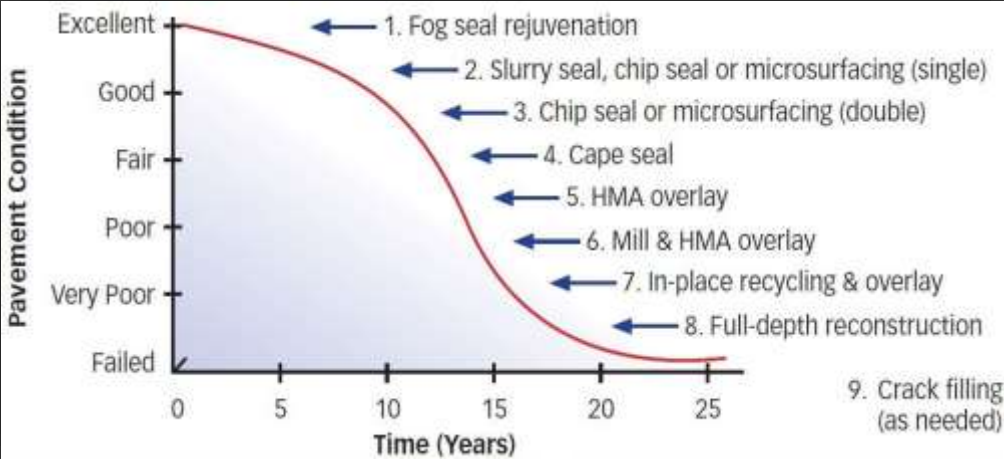
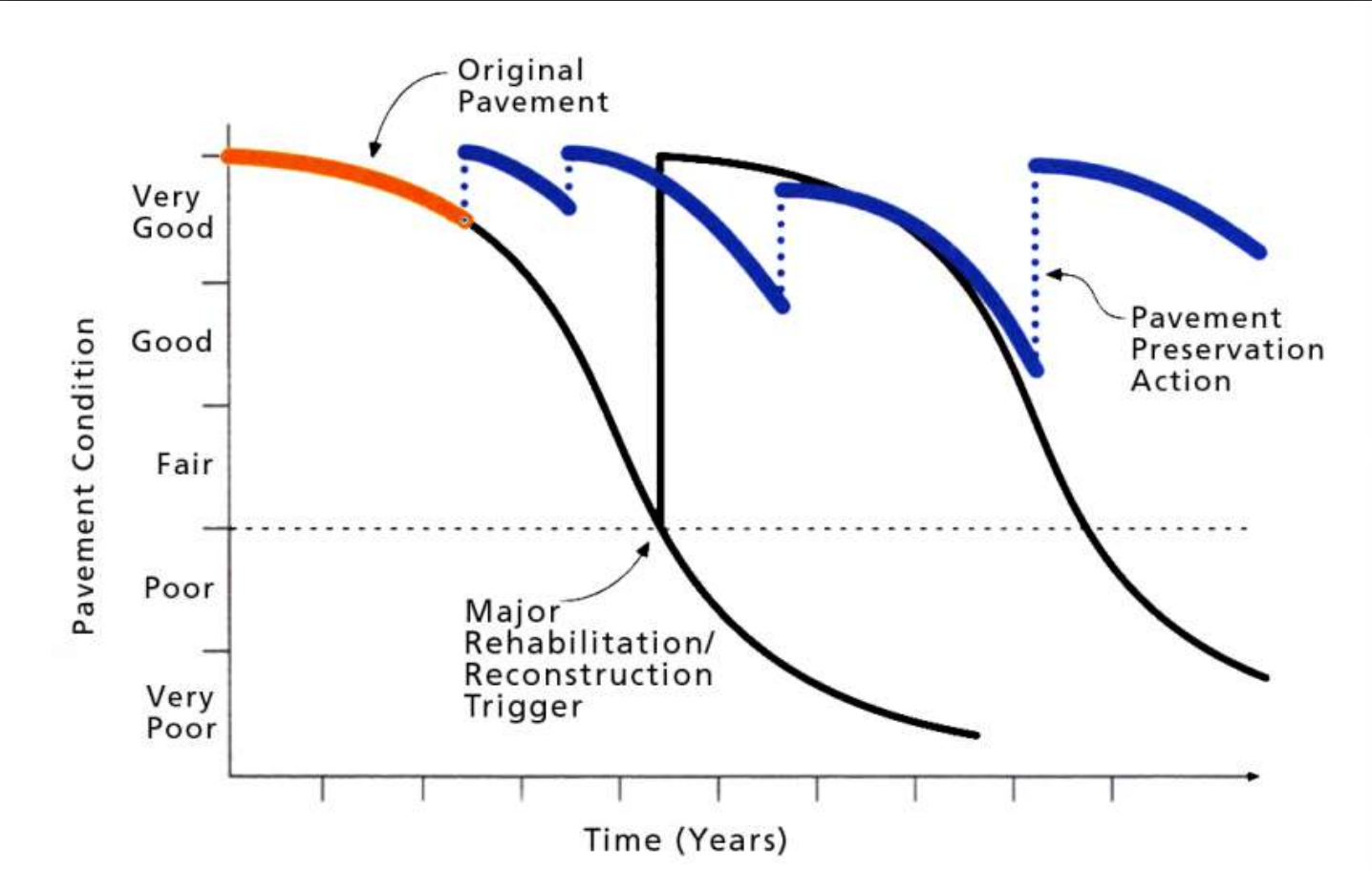


Pavement Condition
0 - 10 (Failed)



PAVEMENT PRESERVATION PLAN

PCI DETERIORATION CURVES



Key Factors of a Pavement Preservation Plan

- ✓ Automated/Data Driven Approach (removing subjectivity)
- ✓ Utilizing Latest Technologies Available
- ✓ Regularly Assessing Existing Infrastructure
- ✓ Applying Applicable Treatment Activities
- ✓ Understanding Available Funding Mechanisms
- ✓ Combining All of the Above in an Asset Management Platform
- ✓ Building/Analyzing Various Potential Scenarios & Solutions
- ✓ Develop Strategic Action Plan / Local Support



- In 2010, the City worked with a consultant to develop a Pavement Evaluation & Rehabilitation Recommendation
 - In 2010, the network average score was “measured” to be 90
 - This study initiated the discussion on the eventual 2014 Bond Program
- In 2015, the City worked with the same consultant to develop a new Pavement Evaluation & Rehabilitation Recommendation
 - In 2015, the network average score was “measured” to be 83
 - This study further substantiated the need for the 2014 Bond Program
- Both reports utilized visual assessments



PAVEMENT PRESERVATION PLAN 2020 ASSESSMENT

Item #11.

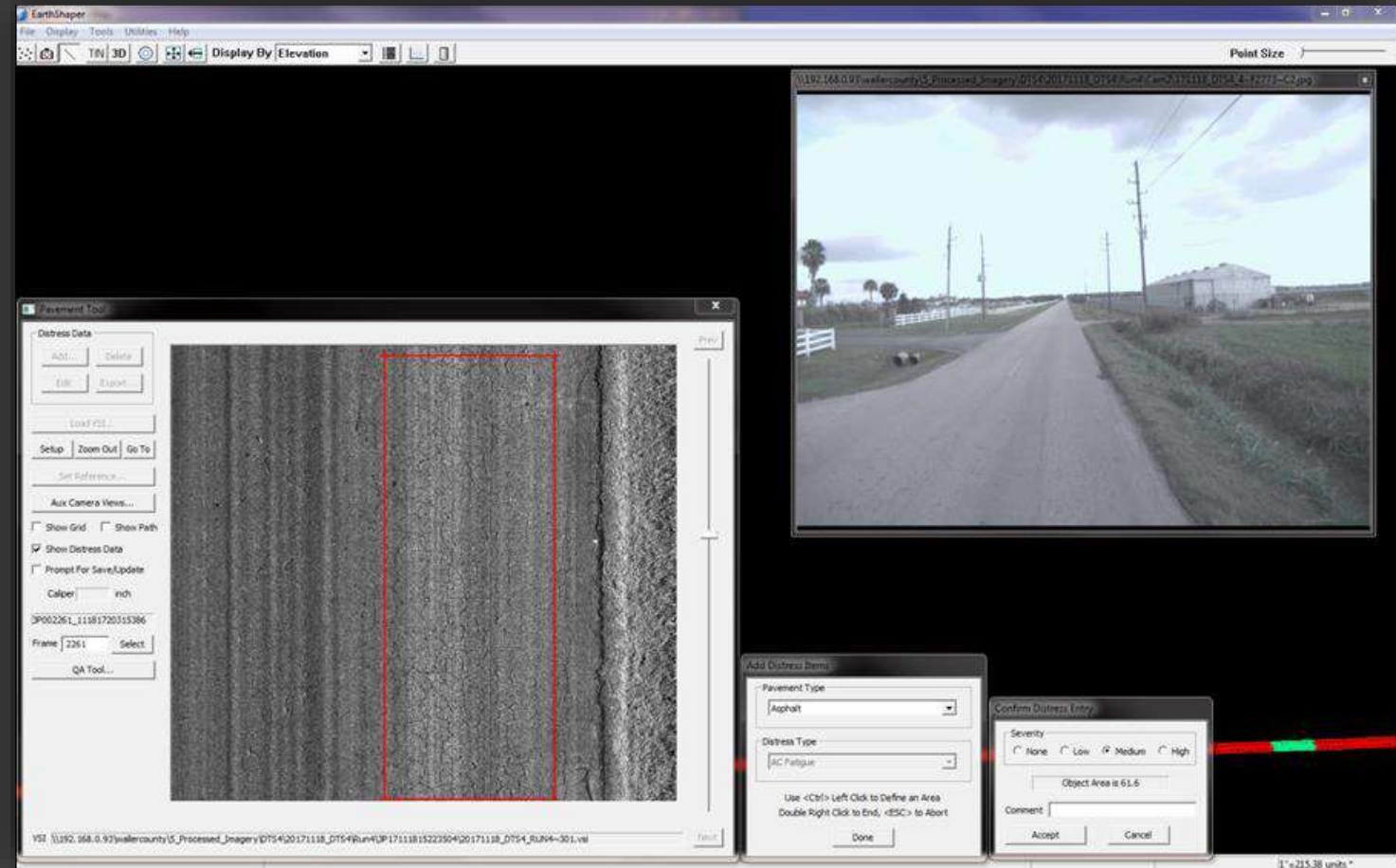
- In 2020, City Council approved a Pavement Condition Survey utilizing a Mobile Asset Collection (MAC) vehicle per ASTM D6433 criteria.
- This method of mobile data collection and pavement management reporting is repeatable and defensible across survey years, GIS-centric at its core, and a quantitative approach that relies upon standards and procedures that can be applied for pavement management optimization



PAVEMENT PRESERVATION PLAN 2020 ASSESSMENT

Item #11.

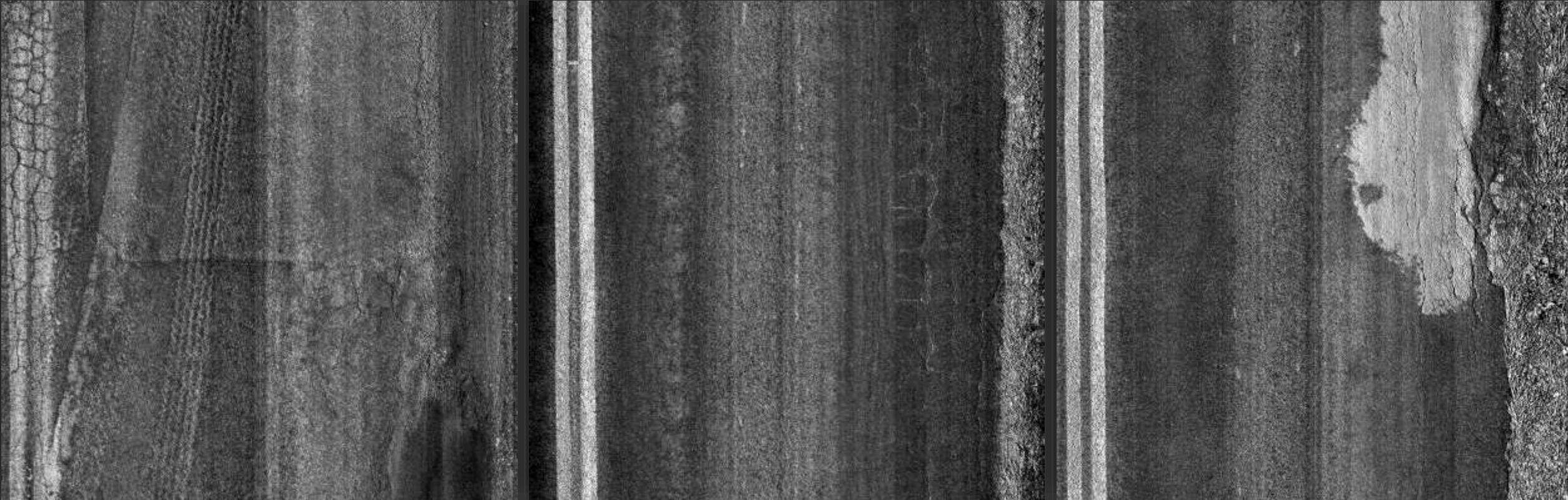
- Spatial Image Analysis Software Utilized to Digitize Pavement Conditions
 - Navigation System
 - Distance Measuring Indicator (DMI)
 - Cameras
 - Pavement Imaging System
- 95% Level of Confidence



PAVEMENT PRESERVATION PLAN 2020 ASSESSMENT

Item #11.

- Example pavement condition imagery collected by MACs



PAVEMENT PRESERVATION PLAN

2020 ASSESSMENT RESULTS

- There was PCI Deviation from the 2010/2015 assessments (which was expected)
- The network average score was measured at 81
- The positive impact of the 2014 City Bond Program was evident (construction occurred after the 2015 assessment)



2010 PCI	2015 PCI	2020 PCI	2010 PCI	2015 PCI	2020 PCI	2010 PCI	2015 PCI	2020 PCI
100	83.00	97.00	46	74.00	93.00	91	86.00	86.00
80	94.00	97.00	83	89.00	93.00	86	76.00	86.00
79	88.00	97.00	99	89.00	93.00	29	96.00	86.00
95	88.00	97.00	82	76.00	92.80	88	54.00	85.50
97	92.00	97.00	97	96.00	92.67	91	97.00	85.00
99	59.00	97.00	99	67.00	92.67	96	96.00	85.00
100	87.00	97.00	36	53.00	92.67	83	98.00	85.00
99	84.00	97.00	98	98.00	92.48	99	70.00	85.00
84	70.00	97.00	96	94.00	92.48	86	91.00	84.50
87	86.00	97.00	92	92.00	92.48	99	67.00	84.33
93	80.00	97.00	82	88.00	92.00	84	76.00	84.33
91	76.00	97.00	71	59.00	92.00	63	77.00	84.00
100	90.00	97.00	96	96.00	91.71	77	83.00	84.00
98	79.00	97.00	84	54.00	91.50	48	82.00	83.00
83	85.00	97.00	n/a	100.00	91.00	95	92.00	83.00
96	85.00	97.00	100	90.00	91.00	96	97.00	83.00
23	95.00	97.00	84	73.00	91.00	87	86.00	83.00
86	81.00	97.00	55	67.00	91.00	83	76.00	82.67
76	96.00	97.00	92	78.00	91.00	n/a	n/a	82.00
83	90.00	97.00	80	61.00	91.00	29	79.00	82.00
61	95.00	96.00	n/a	n/a	91.00	90	91.00	81.00
83	95.00	96.00	83	89.00	91.00	n/a	n/a	81.00
97	83.00	95.00	94	69.00	90.50	43	94.00	81.00
97	81.00	95.00	67	73.00	90.50	86	95.00	80.25
80	93.00	95.00	97	73.00	90.38	91	95.00	80.00
87	80.00	95.00	97	84.00	90.00	21	66.00	80.00
57	91.00	95.00	93	80.00	89.75	83	81.00	79.00
83	94.00	94.00	85	65.00	89.50	90	89.00	79.00
n/a	n/a	94.00	52	87.00	89.00	76	86.00	78.50
n/a	n/a	94.00	31	94.00	89.00	81	72.00	78.50
96	96.00	94.00	83	72.00	89.00	n/a	n/a	78.00
90	94.00	94.00	83	97.00	89.00	91	94.00	77.40
25	94.00	94.00	71	93.00	89.00	79	82.00	77.00
82	92.00	94.00	92	81.00	89.00	92	94.00	76.00
n/a	n/a	94.00	77	74.00	89.00	60	82.00	76.00
25	88.00	94.00	81	75.00	89.00	67	91.00	75.00
82	91.00	94.00	83	77.00	89.00	98	93.00	74.11
54	76.00	94.00	59	66.00	89.00	85	88.00	74.11
61	89.00	94.00	87	85.00	89.00	67	93.00	74.00
65	94.00	94.00	54	89.00	88.33	n/a	n/a	73.00
83	94.00	94.00	100	86.00	88.00	75	66.00	73.00
23	79.00	93.00	83	83.00	88.00	n/a	n/a	71.00
n/a	n/a	93.00	83	91.00	88.00	81	90.00	70.50
97	92.00	93.00	84	69.00	88.00	83	57.00	69.00
95	86.00	93.00	24	89.00	88.00	74	55.00	69.00
94	90.00	93.00	78	54.00	88.00	78	67.00	69.00
93	82.00	93.00	44	80.00	87.83	n/a	n/a	68.00
24	96.00	93.00	82	92.00	87.50	9	85.00	66.00
100	96.00	93.00	83	96.00	87.00	100	89.00	65.00
100	93.00	93.00	91	59.00	87.00	84	79.00	64.50
99	93.00	93.00	87	86.00	86.50	85	66.00	59.00
100	95.00	93.00	83	92.00	86.33	n/a	n/a	52.00
			74	86.00	86.00	67	83.00	49.00
						51	61.00	45.00

Key Factors of a Pavement Preservation Plan

- ✓ *Automated/Data Driven Approach (removing subjectivity)*
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Crack Seal

- Crack Sealing is the process of sealing cracks on roadways with a hot polymer/rubberized bitumen sealant.
- The main purpose of cracking sealing is to prevent moisture finding its way into a road pavement.
- It is also used to seal cracks prior to the implementation of other treatment activities helping preserve the underlying pavement structure.



Fog Seal

- A fog seal is an application of a specially formulated asphalt emulsion (a thin liquid oil) to an existing asphalt pavement surface. A fog seal gets its name from its spray application, sometimes referred to as “fogging.”
- Fog seal applications serve to seal narrow cracks, slightly restore lost flexibility to the pavement surface, provide a deep, rich black pavement surface color, and preserve the underlying pavement structure.



Slurry Seal (TRMSS – Tire Rubber Modified Surface Sealer)

- A slurry seal is the application of a mixture of water, asphalt emulsion, aggregate (very small crushed rock), and additives to an existing asphalt pavement surface.
- A slurry seal is similar to a fog seal except the slurry seal has aggregates as part of the mixture. This combined mixture of the emulsion and aggregates represents “slurry.” Polymer is commonly added to the asphalt emulsion to provide better mixture properties.
- The placement of this mixture on existing pavement is the “seal” of the pavement surface.



Microsurfacing

- Microsurfacing is similar to slurry seal. It consists of the application of a mixture of water, asphalt emulsion, aggregate (very small crushed rock), and chemical additives to an existing asphalt concrete pavement surface.
- Microsurfacing is an application that hardens quicker than slurry seals and can be used when conditions would not allow slurry seal to be successfully placed. Streets that have a lot of shade and streets that have a lot of traffic are good candidates for microsurfacing.



Chip Seal

- A chip seal is a two-step process which first includes an application of asphalt emulsion and then a layer of crushed rock to an existing asphalt pavement surface. A chip seal gets its name from the “chips” or small crushed rock placed on the surface.
- Chip seals used as interlayers serve to slow reflective cracking which develops from the bottom of the pavement structure towards the top over time.
- Chip seals will not be recommended on City of Fair Oaks Ranch curbed roadways.



Mill & Overlay

- A “mill & overlay” is a street rehabilitation technique that requires the removal of the top layer (typically 2") of a street by the grinding action of a large milling machine. After the top layer is removed, a new layer of asphalt pavement is put in its place.
- Well-designed pavements with a strong base and adequate thickness to support traffic loads will deteriorate from the surface down. Therefore, mill and overlays are an important part of the pavement lifecycle as they replace deteriorated surfaces with fresh new asphalt.



Full-Depth Reconstruction / Reclamation

- Full-Depth Reconstruction consists of the complete removal of an existing asphaltic or concrete pavement, base re-work, and new pavement structure construction. Typically, this method of pavement rehabilitation is used on excessively deteriorated roads with high severity distresses for a majority of the roadway extents.
- An alternative is Full-Depth Reclamation which includes in-place recycling for reconstruction of existing flexible pavements using the existing pavement section material as the base for the new roadway-wearing surface.



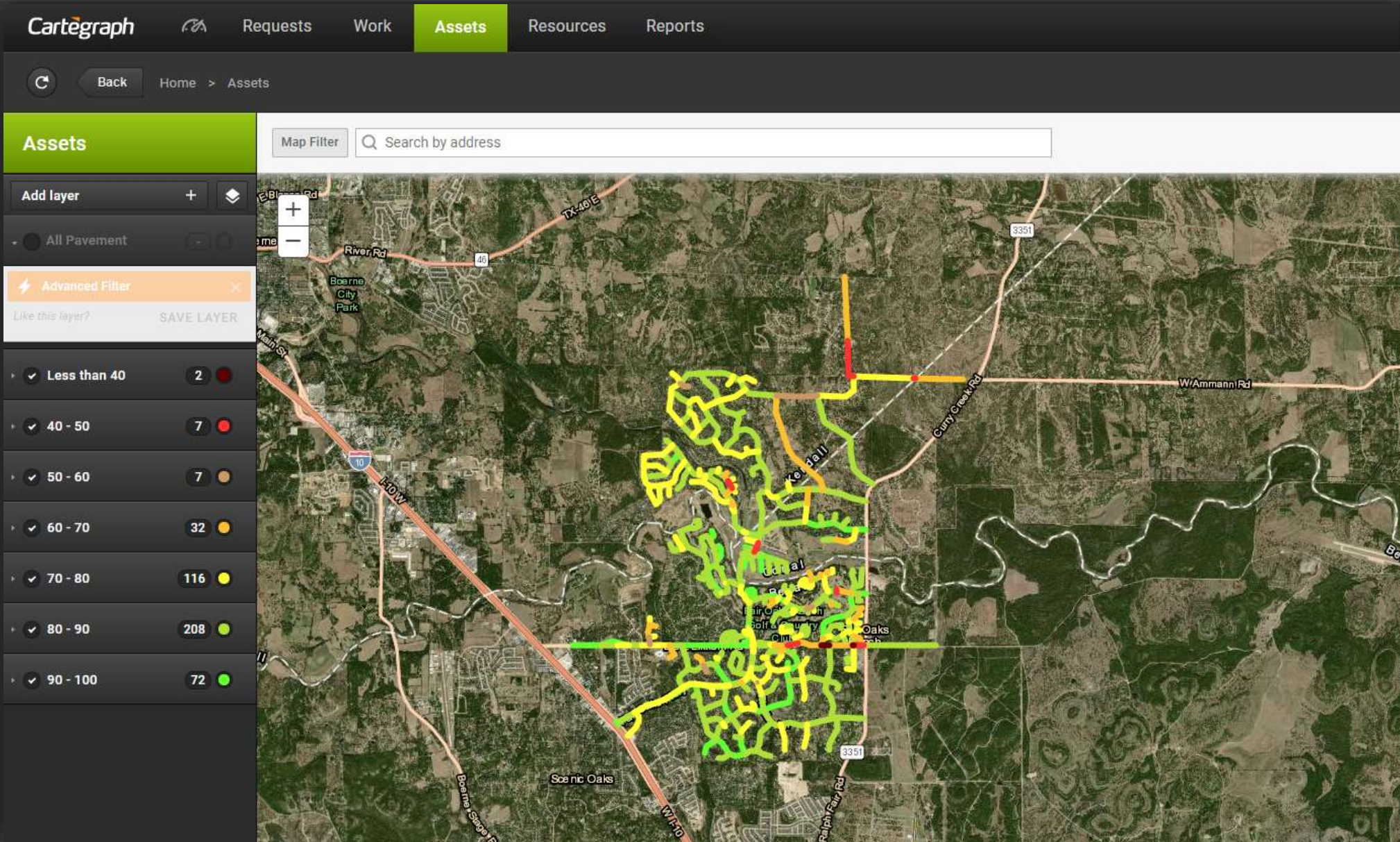
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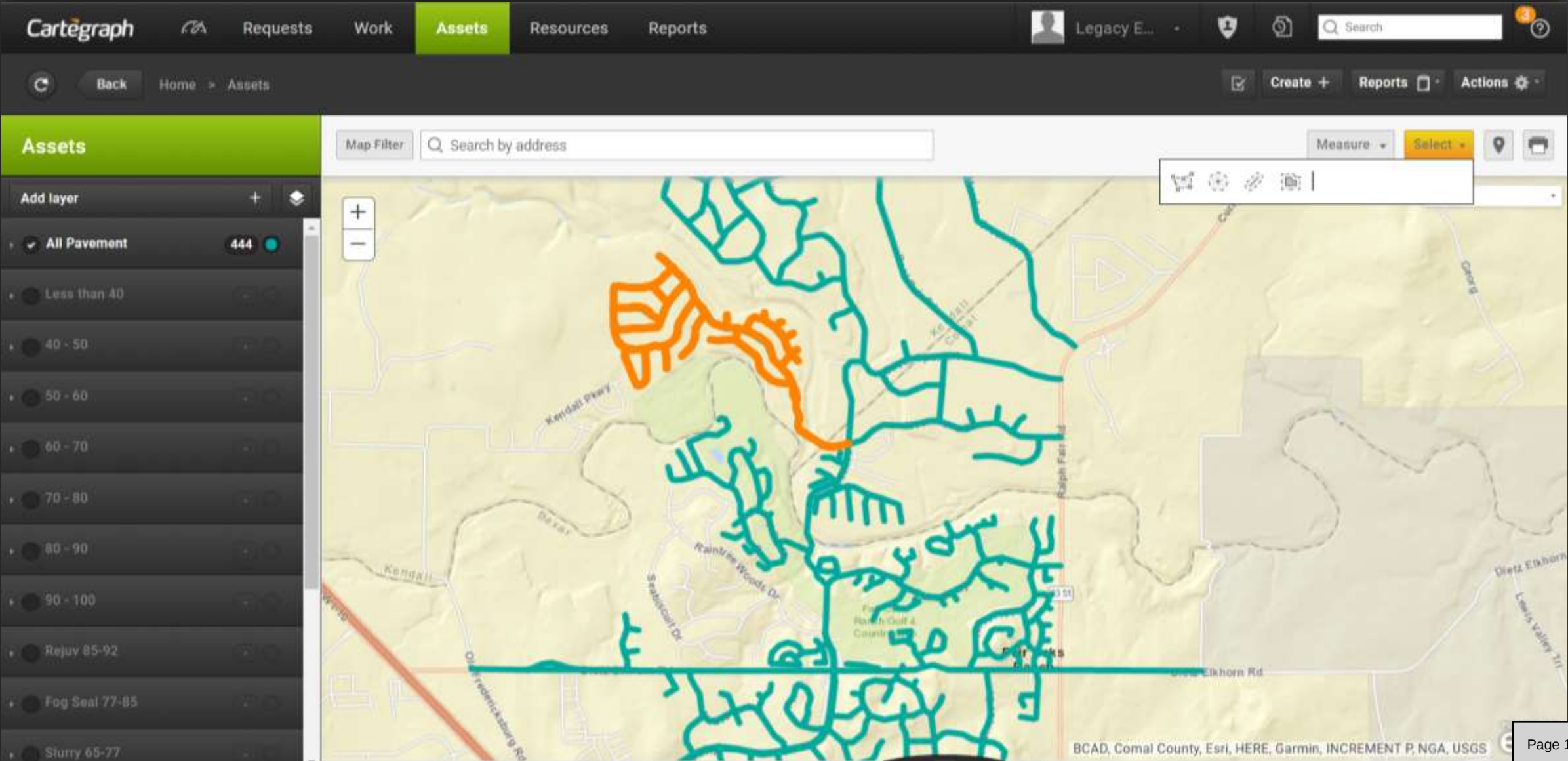
PAVEMENT PRESERVATION PLAN

CARTEGRAPH ASSET MANAGEMENT PLATFORM



PAVEMENT PRESERVATION PLAN

CARTEGRAPH ASSET MANAGEMENT PLATFORM



**UTILIZE CARTEGRAPH SOFTWARE
TO PRESENT VARIOUS SCENARIOS
ANALYZED TO CITY COUNCIL**

[LINK TO CARTEGRAPH](#)

Summary of Scenarios Analyzed

1) “Do Nothing” Scenario ~ \$0 Annual Maintenance Budget

- Network OCI Deterioration (Net Change)
 - 81 to 74 in 3 Years (-7)
 - 81 to 69 in 5 Years (-12)
 - 81 to 59 in 10 Years (-22)
- Urgent Need for Capital Improvement Program (CIP) Established
 - Dietz Elkhorn Rd (East) ~ 19 Rating in Year 3
 - Ammann Rd ~ 27 Rating in Year 3
 - Rolling Acres Trail ~ 33 Rating in Year 3
 - Post Oak Trail ~ 37 Rating in Year 5



Summary of Scenarios Analyzed

2) “Current” Scenario ~ Existing Annual Maintenance Budget ~ \$450k/year

- Network OCI Deterioration (Net Change)
 - 81 to 78 in 3 Years (-3)
 - 81 to 75 in 5 Years (-6)
 - 81 to 66 in 10 Years (-15)
- No Full Depth Reconstruction / Reclamation
- No Capital Improvement Program (CIP) Budget



Summary of Scenarios Analyzed

3) “A-Rating” Scenario ~ OCI Target of 90 ~ \$13.4M Total Cost (CIP)

- Full Depth Reconstruction (\$11.5M)
 - Dietz Elkhorn Rd (East)
 - Ammann Rd
 - Rolling Acres Trail
 - Post Oak Trail
- Full Depth Reclamation (\$72k)
- Mill & Overlay (\$178k)
- Slurry Seal (Type 3) (\$781k)
- Fog Seal (TRMSS) (\$520k)
- Rejuvenation (\$363k)



Summary of Scenarios Analyzed

4) “Maintain A-Rating” Scenario ~ OCI Target of 90 ~ Annual Budget Needs

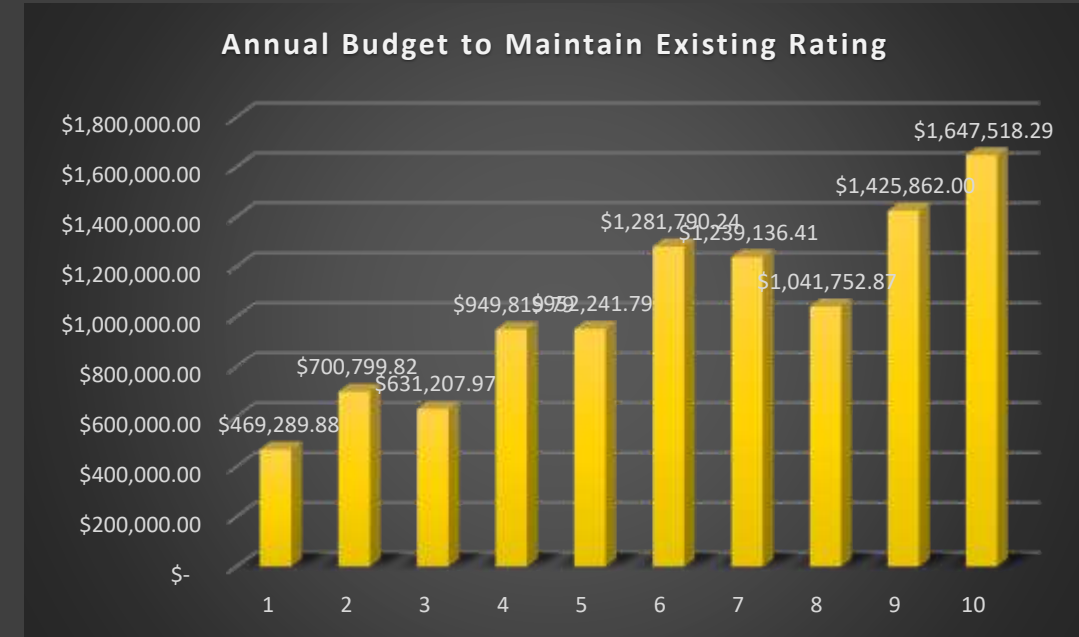
- Process Utilized to Determine Annual Maintenance Budget Required
- Previous Model for Year 1
 - Year 1 ~ \$13.4M Total Cost (CIP)
 - Years 2 - 10 ~ \$1M
- Anticipated Annual Budget to Maintain 90 Score ~ \$1M/Year



Summary of Scenarios Analyzed

5) “Maintain Existing Rating” Scenario ~ OCI Target of 81 ~ Annual Budget Needs

- ✓ \$10.3M Total Over 10 Years (Avg \$1M/Year)
- ✓ Incremental Increase from \$469k to \$1.65M
- ✓ 92% of Roadways Maintained
- 8% of Roadways Not Maintained (Fatal Flaw)
 - Dietz Elkhorn Rd (East)
 - Ammann Rd
 - Rolling Acres Trail
 - Post Oak Trail



FINAL SUMMARY / CONCLUSION

- The “Do-Nothing” & “Current” Scenarios Analyzed
 - *Will Not Maintain the Quality of Life for Citizens of Fair Oaks Ranch*
 - *Establish an Urgent Need for a Roadway Capital Improvement Program (CIP)*
- Approximately 8% of Existing Roadways Require Major Reconstruction (\$11.5M)
 - *Dietz Elkhorn Rd (East)*
 - *Ammann Rd*
 - *Rolling Acres Trail*
 - *Post Oak Trail*
- Majority of Scenarios Analyzed Require Average Annual Maintenance Budget of \$1M
- Recommend Finalizing Pavement Preservation Plan for FY 21/22 Budget
- Recommend Evaluating Potential Funding Sources
- Recommend Developing Detailed Cost Estimates



Key Factors of a Pavement Preservation Plan

- ✓ *Automated/Data Driven Approach (removing subjectivity)*
- ✓ *Utilizing Latest Technologies Available*
- ✓ *Regularly Assessing Existing Infrastructure*
- ✓ *Applying Applicable Treatment Activities*
- ✓ *Understanding Available Funding Mechanisms*
- ✓ *Combining All of the Above in an Asset Management Platform*
- ✓ *Building/Analyzing Various Potential Scenarios & Solutions*
- ✓ **Develop Strategic Action Plan / Local Support**





FAIR OAKS RANCH PAVEMENT PRESERVATION PLAN QUESTIONS/COMMENTS/INPUT FROM COUNCIL

