



**CITY OF FAIR OAKS RANCH**  
**AGENDA – CITY COUNCIL REGULAR MEETING**

February 21, 2019, 6:30 PM  
City Hall Council Chambers  
7286 Dietz Elkhorn, Fair Oaks Ranch

**I. OPEN MEETING**

- A. Roll Call – Declaration of a Quorum.
- B. Pledge of Allegiance.

**II. CITIZENS and GUEST FORUM / PRESENTATIONS**

To address the Council, please sign the Attendance Roster located on the table at the entrance of the Council Chamber. 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.

- A. Swearing in of newly hired Police Officer Amanda Hinojosa.
- B. Citizens to be heard.

**III. 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.

- A. Approval of January 29, 2019 Special City Council Meeting Minutes. Pg. 3
- B. Approval of February 7, 2019 Regular City Council Meeting Minutes. Pgs. 4-5

**IV. DISCUSSION/CONSIDERATION ITEMS**

- A. Discussion and possible action accepting the FY 2017-18 Audit.  
Sarah Buckelew, Finance Director and ABIP, PC Pgs. 6-11
- B. Presentation and discussion regarding the Water, Wastewater, and Reuse System Master Plan.  
Ron Emmons P.E., Public Works Director and Jessica Vassar P.E., Freese & Nichols, Inc. Pgs. 12-45
- C. Discussion and possible action authorizing the Mayor to sign a First Amendment to Effluent Disposal Agreement with Club Corp.  
Julio Colunga, Public Works Superintendent Pgs. 46-54
- D. Discussion and possible action to approve the final plat that establishes Comal County Unit 15 (River Valley Unit 2). Adrian Garcia P.E., Manager of Engineering Services Pgs. 55-58
- E. Discussion and possible action to approve the final plat that establishes Front Gate Unit 4. Adrian Garcia P.E., Manager of Engineering Services Pgs. 59-63
- F. Discussion and possible action approving a Tree Preservation Plan for Front Gate Unit 2B. Melissa Castro, Environmental Compliance Manager Pgs. 64-66

- G. Discussion and possible action on determining the appointment method to the City of Fair Oaks Ranch Zoning Board of Adjustment. Carole Vanzant, Assistant City Manager Pgs. 67-74

**V. REPORTS FROM STAFF / COMMITTEES / COUNCIL**

- A. Presentation of GFOA Excellence in Financial Reporting.

Sarah Buckelew, Finance Director Pg. 75

- B. Police Department Annual Report.

Scott Rubin, Police Chief

- C. Update on Backflow Prevention Education Outreach Plan

Melissa Castro, Environmental Compliance Manager

- D. Update on upcoming Household Hazardous Waste Event.

Carole Vanzant, Assistant City Manager

- E. Update on City Facility Repurpose Build Out.

Tobin Maples, City Manager

**VI. 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:

- A. 551.071 (Consultation with Attorney) - Cause No. 2018-CI-00202; the City of Fair Oaks Ranch, Texas vs Edward I. Hill, Robert E. Heckendorn, Craig M. Luitjen, Roger Fuentes, Wesley A. Pieper, Esther W. Hicks, William A. McDowell, Yolanda D. Ayala, PG Pfeiffer Ranches LLC, Maureen Pfeiffer Stevenson Family Trust.

**VII. RECONVENE INTO OPEN SESSION**

Discussion and possible action on items discussed in Executive Session.

**VIII. ADJOURNMENT**

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

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Signature of Agenda Approval:



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](http://www.fairoaksranchtx.org), both places being convenient and readily accessible to the general public at all times. Said Notice was posted by 5:00 PM, February 18, 2019 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to *Texas Government Code* Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

**CITY OF FAIR OAKS RANCH  
CITY COUNCIL SPECIAL MEETING MINUTES  
January 29, 2019  
Patrick Heath Public Library  
4451 N. Main Street, Boerne TX 78006**

**I. OPEN MEETING**

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

Staff Present: City Manager Maples, Assistant City Manager Vanzant, City Secretary Picioccio, Finance Director Buckelew, Accounting Manager Fleming, Police Chief Rubin, Police Lieutenant Moring, Public Works Director Emmons, Manager of Engineering Services Garcia, Public Works Superintendent Colunga, Building Official Earl, Court Administrator Landrum

With a quorum present, Mayor Manitzas called the meeting to order at 9:06 AM.

**II. PURPOSE OF SPECIAL CALLED MEETING**

Dr. Scott Willingham of Strategic Government Resources (SGR) led a Strategic Planning Workshop with council and staff. Key areas discussed: financial integrity, preserving governance model and tools to responsibly manage growth, reliable and sustainable infrastructure, public health, safety and welfare, ensure adequate mobility inside and surrounding City, sustain operational excellence.

*Council Member Hartpence exited the meeting at 3:00 PM.*

**III. ADJOURNMENT**

Mayor Manitzas adjourned the meeting at 5:22 PM.

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Garry Manitzas, Mayor

ATTEST:

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Christina Picioccio, City Secretary

**CITY OF FAIR OAKS RANCH  
CITY COUNCIL MEETING MINUTES  
February 7, 2019  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015**

**I. OPEN MEETING**

**A. Roll Call – Declaration of a Quorum**

Present: Mayor Manitzas, Mayor Pro Tem Havard

Council Members: Elizondo, Hartpence, Koerner, Maxton and Patel

With a quorum present, Mayor Manitzas called the regular City Council meeting to order at 9:30 AM.

**B. The Pledge of Allegiance was led by citizen and Capital Improvements Advisory Committee member, Fran Driskell.**

**II. CITIZENS and GUEST FORUM / PRESENTATIONS**

**A. Citizens to be heard.**

1. Citizen Deb Stevens spoke regarding misinformation presented on social media sites and recommended that citizens dialogue with City Manager/Council for clarification and not believe allegations as fact.
2. Citizen Seth Mitchel requested City Council honor the Charter regarding prohibitions and penalties as this was the intent of the citizens.

**III. CONSENT AGENDA**

- A. Approval of January 17, 2019 Regular City Council Meeting Minutes.**
- B. Approval of a Resolution ordering a General Election to be held May 4, 2019 for the election of Council Member Places 3, 4, and 5.**
- C. Approval of a Resolution authorizing a Joint Election Agreement with Bexar County Elections relating to the May 4, 2019 election and authorizing the City Manager to execute all documents in connection therewith.**
- D. Approval of Council Member Hartpence's absence for the January 3, 2019 Council Meeting**

The Mayor presented the Consent Agenda and with no discussion, the Consent Agenda was approved by unanimous consent.

**IV. DISCUSSION/CONSIDERATION ITEMS**

- A. Discussion regarding the City's participation in the Texas Department of Transportation Highway Safety Improvement Program (HSIP) for improvements to the Fair Oaks Parkway/Dietz Elkhorn intersection and a portion of Ammann Road.**

Manager of Environmental Services, Adrian Garcia, and representatives from TxDOT and Freese and Nichols led a discussion regarding opportunities for the city to accept federally funded grant money to improve two locations in the city that have had qualifying crash statistics. Staff requested insight and general direction on whether council is interested in having staff pursue.

Council authorized staff to invest limited effort to develop scope of services and to better understand financial obligations.

**B. Discussion regarding safety concerns on FM 3351 (Ralph Fair Road).**

City Manager Tobin Maples, updated council on recent mill/texturing of the pavement improvements made by TxDOT to improve the road surface on FM 3351. The TxDOT Plans for mid-term improvements requiring funding would be enhanced with City support of the plan through a City Resolution. Mayor Manitzas with Council consensus authorized the City Manager to move forward with drafting a resolution of support.

**C. Discussion regarding a future Elevated Water Storage Tank.**

Public Works Director Ron Emmons, provided a detailed overview of the background history and the necessity of the elevated water storage tank and the ongoing process moving forward to hire an engineering consultant team for location/site analysis, design and community engagement.

**D. Discussion regarding flooding on Keeneland Road.**

City Manager Tobin Maples led a discussion regarding recent flooding on Keeneland Road associated with active development and a previously approved LOMR.

**E. Discussion regarding Section 7.15-Penalty Clause of the City Charter.**

City Attorney Charles Zech led a discussion regarding Section 7.15 – Penalty Clause of the City Charter noting the City Charter provides for criminal and civil penalties when the City Charter is violated and requires the City Council to adopt an ordinance enforcing the criminal provision. After a lengthy discussion Council agreed that a citizen committee be developed to review the City Charter for specific acts that are not already covered under Texas state law. Mayor Pro Tem Havard offered to draft language to develop the process of selecting citizen committee and its charter. This item to be brought back at a future council meeting.

**V. REPORTS FROM STAFF / COMMITTEES / COUNCIL**

A. Director of Finance, Sarah Buckelew provided the Quarterly Financial and Investment Reports.

**VI. ADJOURNMENT**

Mayor adjourned the City Council meeting at 12:30 PM.

ATTEST:

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Garry Manitzas, Mayor

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Christina Picioccio, City Secretary



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**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**February 21, 2019**

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AGENDA TOPIC: Discussion and possible action accepting the FY 2017-2018 Audit  
START/END DATE: February 21, 2019  
DEPARTMENT: Finance  
PRESENTED BY: Sarah Buckelew, Finance Director and ABIP, PC

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**INTRODUCTION/BACKGROUND:**

As required by Texas Local Government Code Section 103.101, cities in Texas are required to conduct an independent annual audit of their financials. Accordingly, the City of Fair Oaks Ranch retained the firm of ABIP, PC to prepare said audit services.

Representatives from ABIP, PC will attend the meeting to present the FY 17-18 audit and answer questions.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Compliance with state law, citizen transparency and best practice financial management.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

The audit resulted in an unmodified ("clean") audit opinion.

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

I move to accept the FY 2017-18 annual audit as presented by ABIP, PC.



# **Financial Results Overview**

## **Fiscal Year 2017-18**

For presentation at the February 21, 2018 Council Meeting

# Governmental Funds Reserve Composition

*Non-Spendable - Portion of Fund balance that is not in spendable form. Most common are prepaid expenses.*

*Restricted - constrained for specific purposes by providers; such as grantors, bondholders, higher level of government, contract, or law.*

*Committed - constrained to specific purposes by City Council through formal action. Only City Council action can commit or uncommit to this category.*

*Assigned - Portion of Fund Balance the City intends to use for specific purposes. This category is assigned by the City Manager. No formal action is needed to assign or unassign*

*Unassigned - Remaining portion of Fund Balance that is not identified in one of the other categories.*

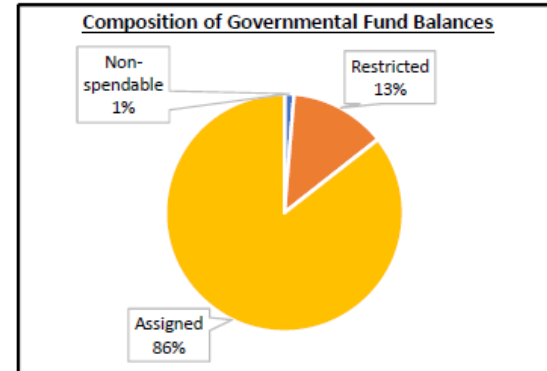
|                                   | FYE 9/30/2018  |
|-----------------------------------|----------------|
| <b><u>Non-spendable</u></b>       | 54,260         |
| <b><u>Restricted</u></b>          |                |
| Court Technology                  | 15,700         |
| Court Security Building           | 52,996         |
| Court Efficiency                  | 333            |
| Felony Forfeiture                 | 5,514          |
| Lease Training                    | 8,087          |
| PEG Fees                          | 4,319          |
| Debt Service                      | 8,605          |
| Roadway Construction Bond Project | 456,344        |
| <b>Total Restricted</b>           | <b>551,897</b> |

|                           |                  |
|---------------------------|------------------|
| <b><u>Committed</u></b>   | -                |
| <b><u>Assigned</u></b>    |                  |
| Capital Projects          | 223,508          |
| Equipment Replacement     | 760,599          |
| Legal Reserve             | 50,000           |
| 6 month Operating Reserve | 2,566,169        |
|                           | <b>3,600,275</b> |

|                          |   |
|--------------------------|---|
| <b><u>Unassigned</u></b> | - |
|--------------------------|---|

|                                          |                         |
|------------------------------------------|-------------------------|
| <b><u>Governmental Fund Balances</u></b> | <b><u>4,206,432</u></b> |
|------------------------------------------|-------------------------|

| <b><u>Net Asset Composition</u></b> | <b><u>9/30/2018</u></b> |
|-------------------------------------|-------------------------|
| Cash & Investments                  | 4,564,081.09            |
| Prepays and Receivables             | 391,062.58              |
| Payables                            | (535,689.42)            |
| Deferred Revenues                   | (74,298.96)             |
| Long-term liabilities               | (138,723.15)            |
| <b>Governmental Fund Balance</b>    | <b>4,206,432</b>        |



| <b><u>Unrestricted Balance Rollforward</u></b> |                |
|------------------------------------------------|----------------|
| FY 16-17                                       | 3,022,915      |
| FY 17-18                                       | 3,600,275      |
| <b>Change in Fund Balance</b>                  | <b>577,360</b> |
| Equip Fund-Savings                             | 406,677        |
| 6 mo. Operating expense Savings                | 143,000        |
| Capital Projects                               | 38,145         |
| Reclass for Restricted balances                | (10,462)       |
|                                                | <b>577,360</b> |

| <b><u>6 Mo. Operating Expense Reserve</u></b>                                                                                                                |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| FY 16-17                                                                                                                                                     | 2,065,994 |
| FY 17-18                                                                                                                                                     | 2,566,169 |
| A balance sheet reclass from Capital projects to the 6 month reserve balance occurred as part of the reserve clean-up project that occurred during FY 17-18. |           |
| The increased balance of 2.5M represents 6.1 months of FY 17-18 operating expense.                                                                           |           |

# Governmental Funds Budget to Actuals Analysis

## General Fund Year-End Summary September 30, 2018 Final

|                                                       | General Fund<br>Total Budget | General Fund<br>Year-to Date | Percent<br>of Budget | General Fund<br>Surplus / (Deficit) |                                                                                                                      |
|-------------------------------------------------------|------------------------------|------------------------------|----------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <u>Revenues:</u>                                      |                              |                              |                      |                                     |                                                                                                                      |
| Taxes                                                 | 4,851,301                    | 4,921,041                    | 101.44%              | 69,740                              | Primarily due to \$96k surplus in sales tax less 46k in property tax early discounts taken.                          |
| Franchise Fees                                        | 546,700                      | 576,181                      | 105.39%              | 29,481                              | Primarily due to increase in CPS franchise fee                                                                       |
| Interest                                              | 89,000                       | 73,833                       | 82.96%               | (15,167)                            | Due to interest allocation between funds                                                                             |
| Permits                                               | 275,400                      | 218,990                      | 79.52%               | (56,410)                            | The City had fewer residential permits than anticipated                                                              |
| Animal Control                                        | 4,050                        | 4,890                        | 120.74%              | 840                                 |                                                                                                                      |
| Fines & Forfeitures                                   | 181,625                      | 126,152                      | 69.46%               | (55,473)                            | Total fines were down due to fewer citations issued                                                                  |
| Fees & Services                                       | 199,800                      | 239,922                      | 120.08%              | 40,122                              | The management fee to the Utility fund was higher due to higher water revenues than budgeted                         |
| Miscellaneous Income                                  | 49,900                       | 99,923                       | 200.25%              | 50,023                              | Insurance proceeds plus donated K9 dog, training, and security cameras                                               |
| <b>Total Revenue</b>                                  | <b>6,197,776</b>             | <b>6,260,932</b>             | <b>101.02%</b>       | <b>63,156</b>                       |                                                                                                                      |
| <u>Expenditures:</u>                                  |                              |                              |                      |                                     |                                                                                                                      |
| Administration                                        | 1,178,322                    | 1,157,327                    | 98.22%               | 20,995                              | 11k Council chambers audio enhancement was deferred, 19k training not taken offset by \$23k of metes and bounds fees |
| Municipal Court                                       | 164,928                      | 131,267                      | 79.59%               | 33,661                              | Due to staff vacancies throughout the year, and savings due to fewer jury trials than budgeted                       |
| Public Safety                                         | 2,253,408                    | 2,257,034                    | 100.16%              | (3,626)                             | Donated K9 handler training are offset by donation revenue above                                                     |
| Public Health                                         | 314,293                      | 311,250                      | 99.03%               | 3,043                               |                                                                                                                      |
| Building Codes                                        | 207,059                      | 198,648                      | 95.94%               | 8,412                               |                                                                                                                      |
| Maintenance                                           | 975,959                      | 868,118                      | 88.95%               | 107,841                             | \$25k due to staff vacancies throughout the year plus \$89k of street maintenance that was not needed                |
| Culture/Recreation/Other                              | 108,501                      | 89,710                       | 82.68%               | 18,792                              | Unspent funds by wildlife committee                                                                                  |
| Capital Outlay                                        | -                            | 15,908                       |                      | (15,908)                            | Donated K9 dog and security cameras are offset by donation revenue above                                             |
| Transfer to Capital Improvement Fund and Fund Balance | 473,411                      | 527,890                      | 111.51%              | (54,479)                            | \$56k of surplus was closed out to the capital improvements fund at year end                                         |
| Transfer to Equipment Replacement Fund                | 521,896                      | 703,781                      | 134.85%              | (181,885)                           | \$163k was for end of year budget adjustment for emergency generator and other equipment                             |
| <b>Total Expenditures</b>                             | <b>6,197,776</b>             | <b>6,260,932</b>             | <b>101.02%</b>       | <b>(63,156)</b>                     |                                                                                                                      |
| <b>Surplus/(Deficit)</b>                              | <b>-</b>                     | <b>-</b>                     |                      |                                     |                                                                                                                      |

## Utility Funds Financial Results Overview

| CONSOLIDATED UTILITY NET INCOME / (LOSS) |                |                 |                     |
|------------------------------------------|----------------|-----------------|---------------------|
|                                          | Budget         | Year-End Actual | Surplus / (Deficit) |
| Water                                    | 315,770        | 1,070,004       | 754,234             |
| Wastewater                               | (315,770)      | (422,170)       | (106,400)           |
| Utility Equip. Replacement Fund          | 113,018        | 123,683         | (10,839)            |
| <b>TOTAL UTILITY NET INCOME/(LOSS)</b>   | <b>113,018</b> | <b>771,520</b>  | <b>636,995</b>      |
|                                          |                |                 |                     |
| Prior Period Adjustment                  |                | (15,787)        |                     |
| <b>TOTAL CHANGE IN NET POSITION</b>      |                | <b>755,733</b>  |                     |

| Change in Net Position (Reserve Balance) |                   |
|------------------------------------------|-------------------|
| FY 16-17                                 | 13,157,262        |
| FY 17-18                                 | 13,912,995        |
| <b>Increase to Reserves</b>              | <b>755,733</b>    |
|                                          |                   |
| Net investment in Capital Assets         | 8,464,020         |
| Unrestricted                             | 5,448,975         |
|                                          | <b>13,912,995</b> |

Capital Assets of 11.5M  
less 3.07M of outstanding  
debt

Represents the net of all other  
assets and liabilities. Cash  
balance is \$5.4M





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**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**February 21, 2019**

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AGENDA TOPIC: Presentation and discussion regarding the Water, Wastewater, and Reuse System Master Plan

DATE: February 21, 2019

DEPARTMENT: Public Works Department

PRESENTED BY: Ron Emmons, P.E., Public Works Director and Jessica Vassar, P.E., Freese and Nichols, Inc.

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**INTRODUCTION/BACKGROUND:**

On April 6, 2017, City Council authorized staff to engage in Professional Services with Freese and Nichols, Inc. (FNI) to develop a Water, Wastewater, and Reuse System Master Plan for the City's Utility system. After several months of stakeholder workshops, input, review, and comprehensive analysis, staff is pleased to report that the Water, Wastewater, and Reuse System Master Plan is complete and ready for adoption by City Council.

The FNI team successfully developed a capital improvements plan for the water and wastewater systems that includes long-term programmed maintenance. Land use assumptions is a critical element for proper water/wastewater utility planning, and FNI utilized information from our recent Comprehensive Plan update in order to program future growth in line with Council approved plans. Future water supply was assessed as compared to the projected water demands. The hydraulic models were updated and incorporated into recommendations for system updates. The existing infrastructure was evaluated and assessed with recommendations for future improvements. FNI also developed Water/Wastewater Standard Specifications, Details and Design Standards that the Utility will be able to implement with all future construction activity.

The City took an approach to have key stakeholders, including City Council, involved with understanding key elements for planning future water and wastewater needs. The balance of understanding our current operations and determining components necessary for future demands involved several aspects and evaluation. The workshops successfully informed stakeholders of the process for an effective Water/Wastewater program. The Water, Wastewater, and Reuse System Master Plan provides a strategic process for the City to manage this basic quality of life element that we all need.

Ultimately, a Capital Improvement Plan (CIP) was developed for the Water, Wastewater, and Reuse system, as well as identifying existing infrastructure improvements. All combined, there are 73 projects described in the Master Plan. Funding for these projects will need examined. Our Impact Fees are due for an update. And the City has plans to evaluate and update our billing rates. All of these and other factors should be examined further to assess the best direction for the City.

Again, the City Council should be commended for taking the initiative to move forward, alongside the Master Drainage Plan, with the development of this Water, Wastewater, and Reuse System



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## CITY COUNCIL CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

February 21, 2019

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AGENDA TOPIC: Presentation and discussion regarding the Water, Wastewater, and Reuse System Master Plan

DATE: February 21, 2019

DEPARTMENT: Public Works Department

PRESENTED BY: Ron Emmons, P.E., Public Works Director and Jessica Vassar, P.E., Freese and Nichols, Inc.

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The FNI team successfully developed a capital improvements plan for the water and wastewater systems that includes long-term programmed maintenance. Land use assumptions is a critical element for proper water/wastewater utility planning, and FNI utilized information from our recent Comprehensive Plan update in order to program future growth in line with Council approved plans. Future water supply was assessed as compared to the projected water demands. The hydraulic models were updated and incorporated into recommendations for system updates. The existing infrastructure was evaluated and assessed with recommendations for future improvements. FNI also developed Water/Wastewater Standard Specifications, Details and Design Standards that the Utility will be able to implement with all future construction activity.

The City took an approach to have key stakeholders, including City Council, involved with understanding key elements for planning future water and wastewater needs. The balance of understanding our current operations and determining components necessary for future demands involved several aspects and evaluation. The workshops successfully informed stakeholders of the process for an effective Water/Wastewater program. The Water, Wastewater, and Reuse System Master Plan provides a strategic process for the City to manage this basic quality of life element that we all need.

Ultimately, a Capital Improvement Plan (CIP) was developed for the Water, Wastewater, and Reuse system, as well as identifying existing infrastructure improvements. All combined, there are 73 projects described in the Master Plan. There are multiple funding options for these projects: Impact Fees are due for an update; the Utility Billing Rates are targeted for an evaluation and revision; Revenue Bonds may need consideration; as well as other possible funding mechanisms. Each of these should be examined further to assess the best direction for the City.

Again, the City Council should be commended for taking the initiative to move forward, alongside the Master Drainage Plan, with the development of this Water, Wastewater, and Reuse System

Master Plan. The tools and plans provided in the Master Plan will ensure we are providing this basic element of life for our residents for years to come.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

The Water, Wastewater, and Reuse System Master Plan provides the City with a strategic plan to update and improve our existing Utility system while also offering recommendations that will serve residents to the projected buildout. The projects identified in the Master Plan will prepare all residents for the steps necessary to maintain a quality, resourceful, and reliable commodity. The plan will move the City to an improved water system and an updated wastewater treatment process that meets all TCEQ requirements.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

Adoption of the Water, Wastewater, and Reuse System Master Plan charts a path for the City to pursue improvements for existing system as well as understand the future infrastructure needs. The plan itself does not commit funds to any project at this time; however, it does imply the City will move forward to define how it can fund projects. This effort should commence in the next couple of months following the adoption of the Water, Wastewater, and Reuse System Master Plan as an appendix of the Unified Development Code.

**LEGAL ANALYSIS:**

N/A

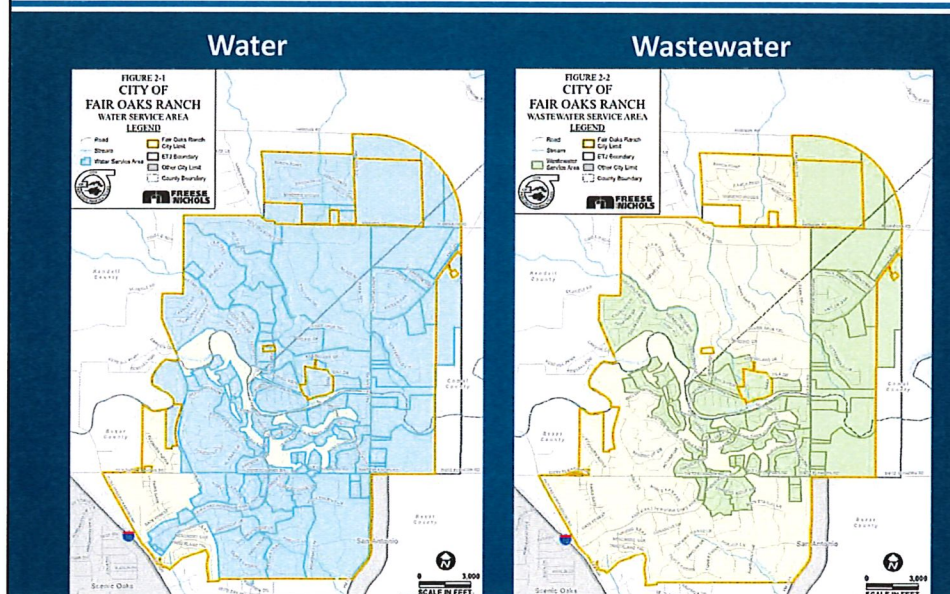
**RECOMMENDATION/PROPOSED MOTION:**

Today's presentation on the Water, Wastewater, and Reuse System Master Plan was to introduce the City Council to the results of the plan. The next step will be to formally adopt the plan as an appendix of the City's Unified Development Code, which will be accomplished by ordinance in an upcoming City Council meeting. City Council is encouraged to take time to review the full report and provide questions and feedback to Public Works Engineering staff.

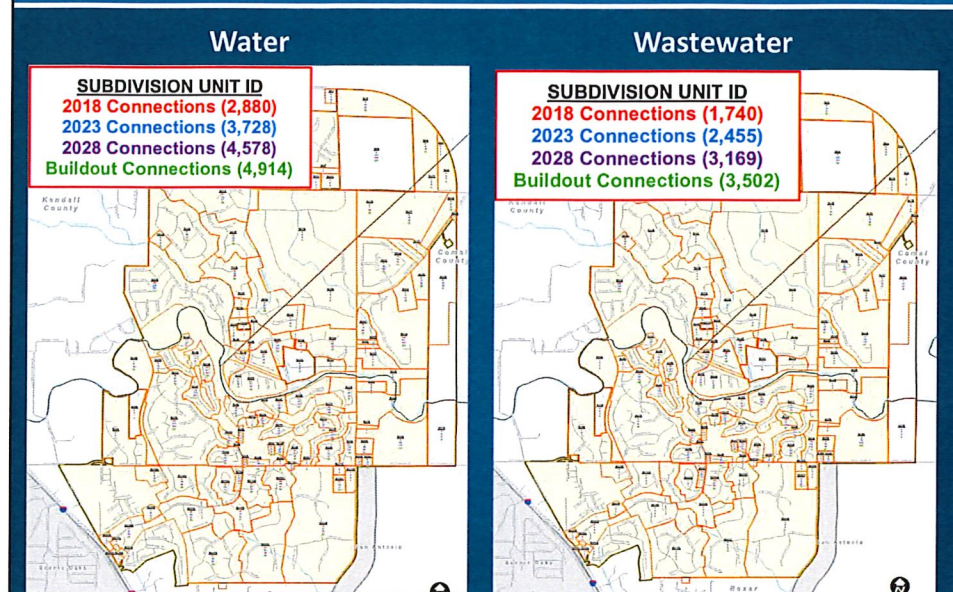
# AGENDA

- **Land Use Assumptions**
- **Water Demands and Wastewater Flows**
- **Water System Analysis**
- **Water Capital Improvements Plan**
- **Wastewater System Analysis**
- **Wastewater Capital Improvements Plan**
- **Reuse System Improvements**
- **Rehabilitation Capital Improvements Plan**
- **Questions/Discussion**

## SERVICE AREAS



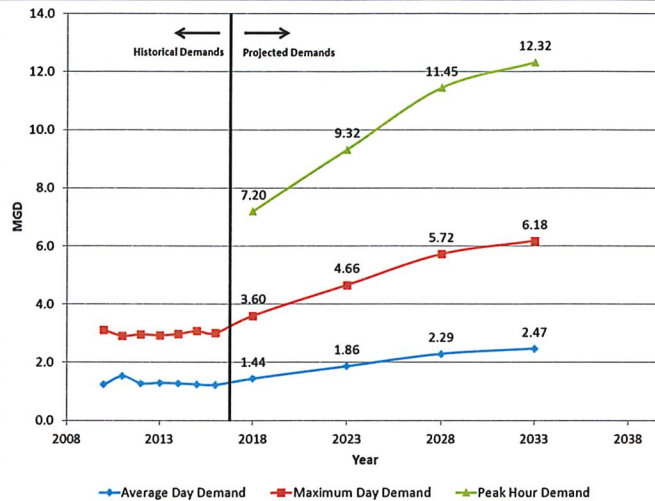
## CONNECTIONS BY PLANNING AREA



## AGENDA

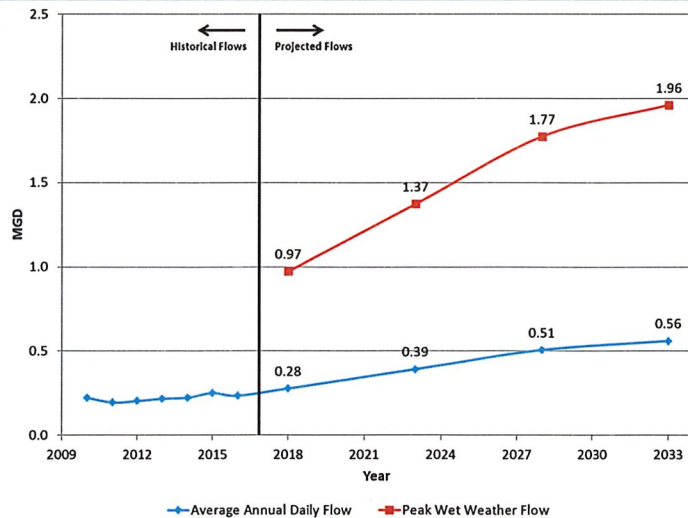
- Land Use Assumptions
- **Water Demands and Wastewater Flows**
- Water System Analysis
- Water Capital Improvements Plan
- Wastewater System Analysis
- Wastewater Capital Improvements Plan
- Reuse System Improvements
- Rehabilitation Capital Improvements Plan
- Questions/Discussion

## PROJECTED WATER DEMANDS



Selected Design Criteria: Gallons per Connection per Day = 500  
 Maximum Day to Average Day Peaking Factor = 2.5  
 Peak Hour to Maximum Day Peaking Factor = 2.0

## PROJECTED WASTEWATER FLOWS

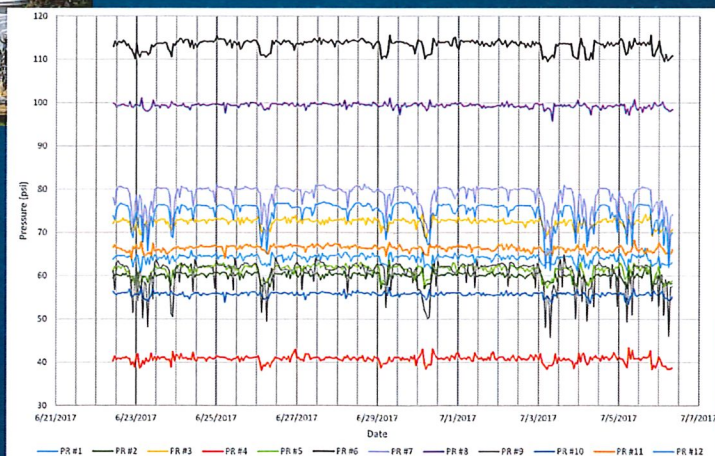
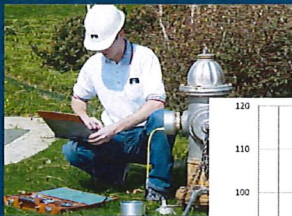


Selected Design Criteria: Gallons per Connection per Day = 160  
 Wet Weather Peaking Factor = 3.5

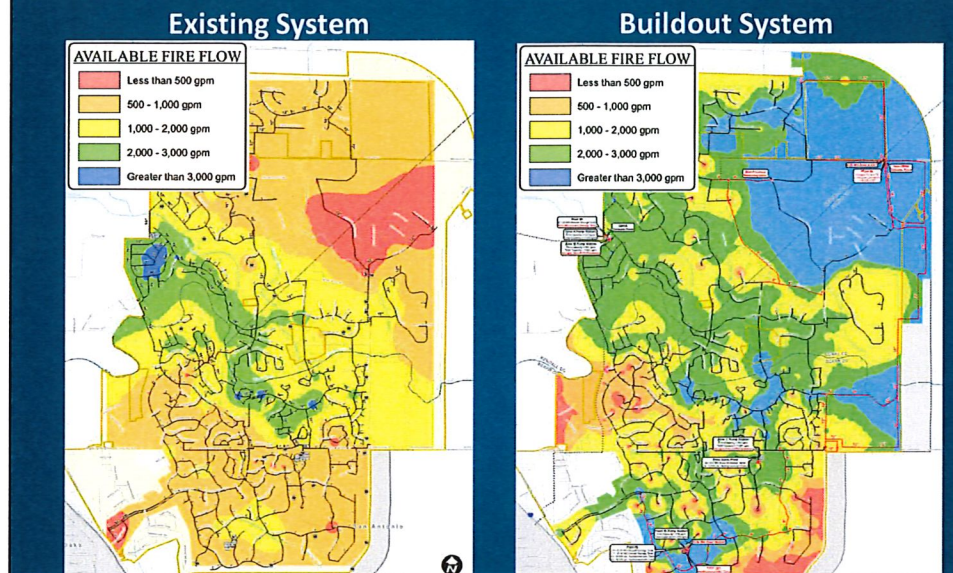
## AGENDA

- Land Use Assumptions
- Water Demands and Wastewater Flows
- **Water System Analysis**
- Water Capital Improvements Plan
- Wastewater System Analysis
- Wastewater Capital Improvements Plan
- Reuse System Improvements
- Rehabilitation Capital Improvements Plan
- Questions/Discussion

## MODEL UPDATE AND CALIBRATION



## WATER SYSTEM ANALYSIS



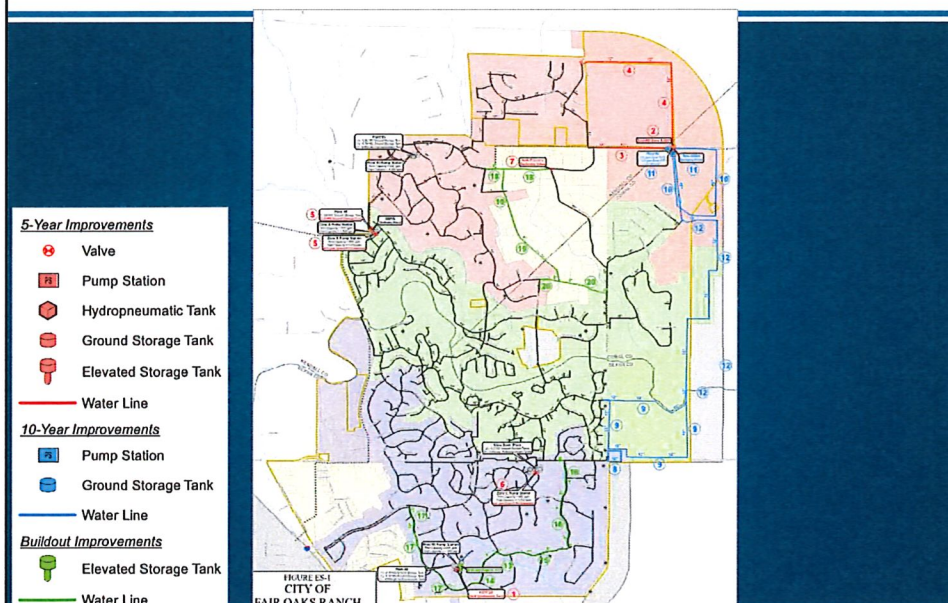
## WATER SUPPLY EVALUATION

- Meetings with SAWS and GBRA
- Supply deficit beginning in 2026
- Annual cost of additional supply from SAWS \$2,874 per Acre-Foot
- Annual cost of additional supply from GBRA \$1,500 per Acre-Foot (current cost of GBRA water is \$1,055 per Acre-Foot)

# AGENDA

- Land Use Assumptions
- Water Demands and Wastewater Flows
- Water System Analysis
- **Water Capital Improvements Plan**
- Wastewater System Analysis
- Wastewater Capital Improvements Plan
- Reuse System Improvements
- Rehabilitation Capital Improvements Plan
- Questions/Discussion

## WATER CIP



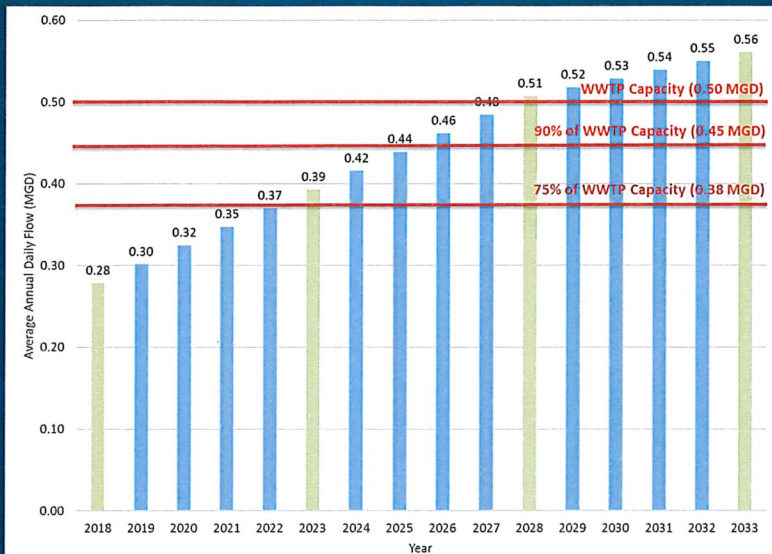
## WATER CIP

| Project #                    | Project Name                                                                   | Cost          |
|------------------------------|--------------------------------------------------------------------------------|---------------|
| <b>Short Term Projects</b>   |                                                                                |               |
| 1                            | 9,000-Gallon Plant #2 Hydropneumatic Tank (Zone C)                             | \$ 246,700    |
| 2                            | 0.5-MG Zone A Elevated Storage Tank (Zone A)                                   | \$ 3,289,000  |
| 3                            | 12-inch West Ammann Road Water Line (Zone A)                                   | \$ 1,016,600  |
| 4                            | 12-inch Northeast Water Lines (Zone A)                                         | \$ 1,614,600  |
| 5                            | 400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST (Zone B)         | \$ 2,167,800  |
| 6                            | 650-gpm Elmo Davis Pump Station Expansion (Zone C)                             | \$ 971,800    |
| 7                            | Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail (Zone B) | \$ 149,500    |
| Short Term Total             |                                                                                | \$ 9,456,000  |
| <b>Intermediate Projects</b> |                                                                                |               |
| 8                            | 8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road (Zone C)           | \$ 287,100    |
| 9                            | 12-inch Southeastern Water Lines (Zone B)                                      | \$ 2,619,300  |
| 10                           | 12/16-inch Plant #6 Discharge Water Lines (Zone A/B)                           | \$ 2,822,600  |
| 11                           | Plant #6 and New GBRA Delivery Point (Zone A/B)                                | \$ 5,905,300  |
| 12                           | 12-inch ETJ Water Line (Zone B)                                                | \$ 2,559,500  |
| Intermediate Total           |                                                                                | \$ 14,193,800 |
| <b>Long Term Projects</b>    |                                                                                |               |
| 13                           | 0.5-MG Plant #2 Elevated Storage Tank (Zone C)                                 | \$ 3,289,000  |
| 14                           | 8/12-inch Royal Ascot/Triple Crown/Equestrian Water Line Replacement (Zone C)  | \$ 1,085,400  |
| 15                           | 8-inch Pimlico Lane Water Line Replacement (Zone C)                            | \$ 758,000    |
| 16                           | 8-inch Preakness Lane Water Line Replacement (Zone C)                          | \$ 991,200    |
| 17                           | 12-inch Triple Crown Road Water Line Replacement (Zone C)                      | \$ 1,448,700  |
| 18                           | 8-inch Rolling Acres Trail Water Line (Zone A)                                 | \$ 649,200    |
| 19                           | 8-inch Post Oak Trail Water Line (Zone A)                                      | \$ 1,295,500  |
| 20                           | 8-inch Silver Spur Trail Water Line (Zone A)                                   | \$ 677,500    |
| Long Term Total              |                                                                                | \$ 10,194,500 |
| CIP Total                    |                                                                                | \$ 33,844,300 |

## AGENDA

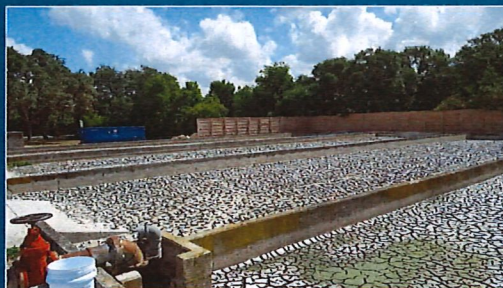
- Land Use Assumptions
- Water Demands and Wastewater Flows
- Water System Analysis
- Water Capital Improvements Plan
- **Wastewater System Analysis**
- Wastewater Capital Improvements Plan
- Reuse System Improvements
- Rehabilitation Capital Improvements Plan
- Questions/Discussion

## WASTEWATER PLANT CAPACITY



## WASTEWATER TREATMENT PLANT

- Limited solids handling
- Site access during rain events
- Need new influent screening structure
- Limited clarifier capacity
- Buffer zone issues



# AGENDA

- Land Use Assumptions
- Water Demands and Wastewater Flows
- Water System Analysis
- Water Capital Improvements Plan
- Wastewater System Analysis
- **Wastewater Capital Improvements Plan**
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## WASTEWATER CIP

### 5-Year Improvements

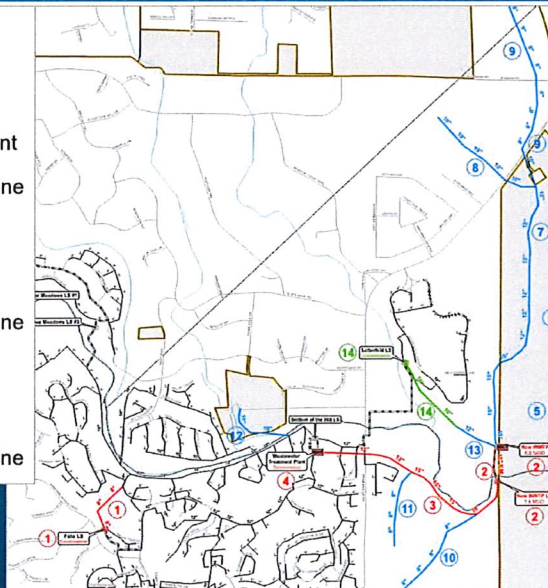
-  Lift Station
-  Wastewater Treatment Plant
-  Wastewater Line
-  Force Main

### 10-Year Improvements

-  Wastewater Line

### Buildout Improvements

-  Lift Station
-  Wastewater Line



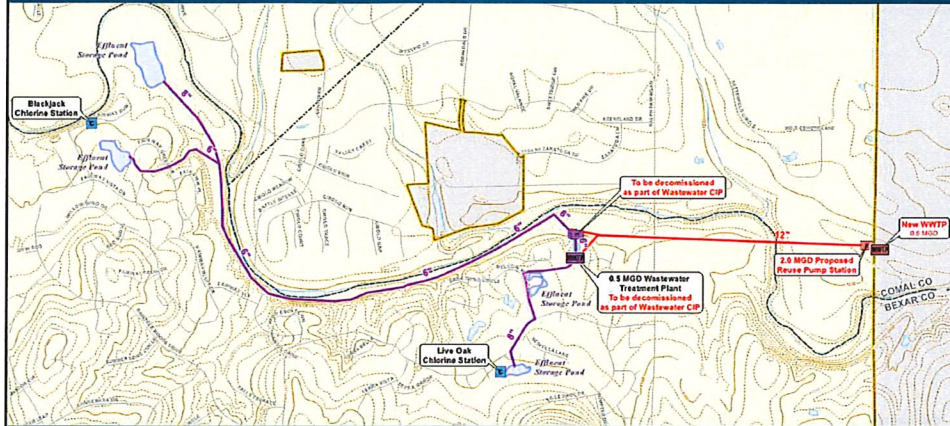
## WASTEWATER CIP

| Project Number        | Project Name                                                  | Cost          |
|-----------------------|---------------------------------------------------------------|---------------|
| Short Term Projects   |                                                               |               |
| 1                     | 8-inch Gravity Line and Decommission Falls Lift Station       | \$ 550,900    |
| 2                     | New 0.60-MGD Wastewater Treatment Plant                       | \$ 21,427,100 |
| 3                     | New Gravity Line from Old WWTP to New WWTP                    | \$ 1,830,300  |
| 4                     | Decommission Existing WWTP                                    | \$ 1,495,000  |
| Short Term Total      |                                                               | \$ 25,303,300 |
| Intermediate Projects |                                                               |               |
| 5                     | 12/15-inch Gravity Line in the ETJ                            | \$ 878,500    |
| 6                     | 12-inch Gravity Line in the ETJ                               | \$ 728,900    |
| 7                     | 12-inch Gravity Line in the ETJ                               | \$ 511,300    |
| 8                     | 10-inch Gravity Line north of Ralph Fair Road                 | \$ 699,700    |
| 9                     | 8/10-inch Gravity Line north of Ralph Fair Road               | \$ 929,600    |
| 10                    | 8-inch Gravity Line north of Dietz Elkhorn Road               | \$ 483,300    |
| 11                    | 8-inch Gravity Line east of Ralph Fair Road                   | \$ 358,000    |
| 12                    | 10-inch Gravity Line crossing Cibolo Creek                    | \$ 498,700    |
| 13                    | 12-inch Gravity Line to the new WWTP                          | \$ 381,300    |
| Intermediate Total    |                                                               | \$ 5,469,300  |
| Long Term Projects    |                                                               |               |
| 14                    | 10-inch Gravity Line and Decommission Setterfeld Lift Station | \$ 738,600    |
| Long Term Total       |                                                               | \$ 738,600    |
| CIP Total             |                                                               | \$ 31,511,200 |

## AGENDA

- Land Use Assumptions
- Water Demands and Wastewater Flows
- Water System Analysis
- Water Capital Improvements Plan
- Wastewater System Analysis
- Wastewater Capital Improvements Plan
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- Questions/Discussion

# REUSE CIP



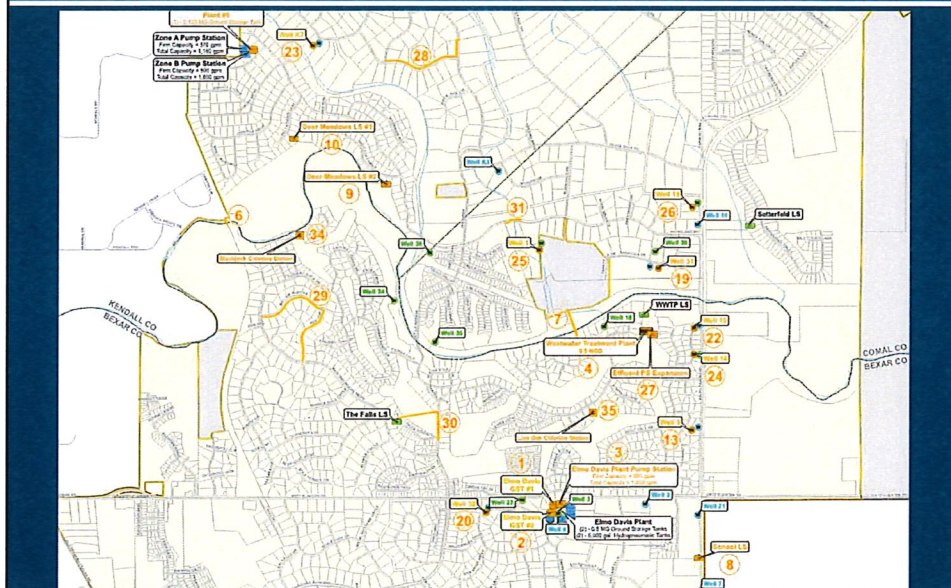
# REUSE CIP

| Item | Description                | Quantity | Unit | Unit Price                      | Total              |
|------|----------------------------|----------|------|---------------------------------|--------------------|
| 1    | Pump Station - New 2.0 MGD | 1        | LS   | \$1,338,000                     | \$1,338,000        |
| 2    | 12" Reuse Line             | 5,070    | LF   | \$120                           | \$608,400          |
| 3    | 8" Reuse Line              | 1,020    | LF   | \$80                            | \$81,600           |
| 4    | 20" Boring and Casing      | 200      | LF   | \$400                           | \$80,000           |
|      |                            |          |      | <b>Subtotal:</b>                | <b>\$2,108,000</b> |
|      |                            |          |      | Contingency 30%                 | \$632,400          |
|      |                            |          |      | <b>Subtotal:</b>                | <b>\$2,740,400</b> |
|      |                            |          |      | Eng./Survey 15%                 | \$411,060          |
|      |                            |          |      | <b>Subtotal:</b>                | <b>\$3,151,460</b> |
|      |                            |          |      | <b>Estimated Project Total:</b> | <b>\$3,151,460</b> |

# AGENDA

- Land Use Assumptions
- Water Demands and Wastewater Flows
- Water System Analysis
- Water Capital Improvements Plan
- Wastewater System Analysis
- Wastewater Capital Improvements Plan
- Reuse System Improvements
- **Rehabilitation Capital Improvements Plan**
- Questions/Discussion

## REHABILITATION CIP



## REHABILITATION CIP

| Project Number | Project Title                                      | Project Cost |
|----------------|----------------------------------------------------|--------------|
| 1 & 2          | Elmo Davis GST #1 & GST #2 – Mechanical/Structural | \$313,270    |
| 3              | Elmo Davis Pump Station – Electrical               | \$256,930    |
| 4              | Wastewater Treatment Plant                         | \$4,087,530  |
| 5              | Plant #3 Pump Station – Electrical/Instrumentation | \$255,290    |
| 6              | Creek Crossing Repair West                         | \$34,130     |
| 7              | Creek Crossing Repair Central                      | \$34,130     |
| 8              | School Lift Station – Mechanical                   | \$196,630    |
| 9              | Deer Meadows Lift Station #2 – Instrumentation     | \$111,320    |
| 10             | Deer Meadows Lift Station #1 – Instrumentation     | \$111,320    |
| 11             | Well K6 – Electrical                               | \$39,230     |
| 12             | Well JW1 – Structural                              | \$18,980     |
| 13             | Well 9 – Electrical                                | \$46,760     |
| 14             | Well 5 – Electrical                                | \$4,710      |
| 15             | Well 27 – Electrical                               | \$36,360     |
| 16             | Well CR1 – Electrical                              | \$37,970     |
| 17             | Well 25 – Electrical/Mechanical/Structural         | \$51,720     |
| 18             | Well 26 – Electrical/Mechanical/Structural         | \$53,090     |
| 19             | Well 31 – Mechanical/Structural                    | \$18,430     |
| 20             | Well 32 – Electrical/Mechanical/Structural         | \$21,920     |
| 21             | Well 28 – Electrical                               | \$36,360     |
| 22             | Well 12 – Mechanical/Structural                    | \$18,430     |
| 23             | Well K7 – Mechanical/Structural                    | \$18,980     |
| 24             | Well 14 – Electrical/Mechanical/Structural         | \$65,190     |
| 25             | Well 1 – Electrical                                | \$18,630     |
| 26             | Well 19 – Electrical                               | \$40,520     |
| 27             | Effluent Pump Station Expansion                    | \$162,500    |
| 28             | Rolling Acres Trail Water Line                     | \$291,720    |
| 29             | Willow Wind Drive/Red Bud Hill Water Line          | \$308,880    |
| 30             | Fair Oaks Parkway Water Line Reroute               | \$214,370    |
| 31             | Keeneland Drive Water Line Creek Crossing          | \$51,870     |
| 32             | Plant #5 GST – THM Removal System                  | \$384,000    |
| 33             | Plant #2 VFD                                       | \$164,810    |
| 34             | Blackjack Chlorine Station SCADA                   | \$146,250    |
| 35             | Live Oak Chlorine Station SCADA                    | \$146,250    |
| TOTAL:         |                                                    | \$5,927,830  |

Note: Project costs include 25% for engineering/survey and 30% for contingency.

## AGENDA

- Land Use Assumptions
- Water Demands and Wastewater Flows
- Water System Analysis
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- Questions/Discussion



# QUESTIONS?



**FREESE  
AND  
NICHOLS**

INNOVATIVE APPROACHES...PRACTICAL RESULTS...OUTSTANDING SERVICE



# City of Fair Oaks Ranch

FINAL DRAFT WATER,  
WASTEWATER, & REUSE  
MASTER REPORT



2 0 1 9

**PREPARED BY:**

Freese and Nichols, Inc.  
10431 Morado Circle, Suite 300  
Austin, Texas 78759  
512-617-3100



**FINAL DRAFT**

**WATER, WASTEWATER, AND REUSE  
SYSTEM MASTER PLAN**

Prepared for:  
City of Fair Oaks Ranch

Prepared by:  
**FREESE AND NICHOLS, INC.**  
10431 Morado Circle, Suite 300  
Austin, Texas 78759  
(512) 617-3100

FNI Project Number: FAO17329

## EXECUTIVE SUMMARY

### 1.0 INTRODUCTION

The City of Fair Oaks Ranch is a community located in central Texas and straddles three counties: Bexar, Comal, and Kendall. The City currently provides water service to almost 3,000 customers and wastewater service to roughly 1,750 customers. The population within the service area is projected to grow by just over 2,000 connections in the next 20 years. Accommodating this growth in an efficient and effective manner, while also focusing on the maintenance of existing water, wastewater, and reuse system assets, is the purpose of this Water, Wastewater, and Reuse Master Plan. This report has been prepared to provide the City of Fair Oaks Ranch with a planning tool that will serve as a guide for short-term and long-term improvements to infrastructure within the water, wastewater, and reuse systems.

### 2.0 POPULATION AND NON-RESIDENTIAL LAND USE

Growth projections are an important component of the master planning process. The magnitude and distribution of the growth will dictate where future infrastructure is required. For this study, data on future land use and population projections were provided by Gap Strategies as part of the Comprehensive Plan for the City of Fair Oaks Ranch. **Table ES-1** presents a summary of the connection projections for the Water and Wastewater Service Areas.

**Table ES-1: Water and Wastewater Connection Projections**

| Year     | Water Connections | Wastewater Connections |
|----------|-------------------|------------------------|
| 2018     | 2,880             | 1,740                  |
| 2023     | 3,728             | 2,455                  |
| 2028     | 4,578             | 3,169                  |
| Buildout | 4,914             | 3,502                  |

### 3.0 WATER DEMAND PROJECTIONS AND SUPPLY EVALUATION

Water demands were projected for 2018, 2023, 2028, and Buildout conditions for the City of Fair Oaks Ranch. The evaluation of historical trends in the usage data provided a basis for determining the design criteria used to project average day water demands. An average day demand of 500 gallons per connection per day (gpCd) was selected, along with a 2.50 maximum day to average day peaking factor and a 2.00 peak hour to maximum day peaking factor. **Table ES-2** shows the demand projections for 2018, 2023, 2028, and Buildout in million gallons per day (MGD).

**Table ES-2: Water Demand Projections**

| Year     | Average Day Demand (MGD) | Maximum Day Demand (MGD) | Peak Hour Demand (MGD) |
|----------|--------------------------|--------------------------|------------------------|
| 2018     | 1.44                     | 3.60                     | 7.20                   |
| 2023     | 1.86                     | 4.66                     | 9.32                   |
| 2028     | 2.29                     | 5.72                     | 11.45                  |
| Buildout | 2.46                     | 6.14                     | 12.29                  |

Based on growth projections, the City’s water demands will eventually surpass their total current supply of 3.7 MGD from the both the Trinity Aquifer and the Guadalupe-Blanco River Authority (GBRA). To provide the City with a conservative estimate of the amount of water supply needed to serve projected growth, it was determined that the City should have adequate supply capacity to meet 100% of maximum day demands. Zone C was not included because there is very little projected growth in that part of the service area, and no additional supply is needed through Buildout. For Zones A and B, the projected maximum day demand surpasses the available supply beginning in 2026, even when assuming an increase in supply from GBRA up to the maximum allowable amount of 1,850 acre-feet per year, or 1.65 MGD, in 2022. A water supply evaluation was performed, and it was determined that obtaining additional GBRA supply was the most cost-effective solution to address the projected future supply deficit.

#### **4.0 WATER SYSTEM ANALYSES**

The City of Fair Oaks Ranch’s water distribution system consists of three independent pressure zones, a network of water lines ranging in diameter from 2 inches to 12 inches, seven ground storage tanks (GST), five pump stations (PS), 30 active groundwater wells, and a wholesale supply connection to GBRA’s Western Canyon transmission main.

The existing hydraulic water model was updated in the InfoWater® software by Innovyze. The model pipeline network was updated from the City’s geographic information system (GIS). Demands were allocated using metered billing data provided by the City.

Hydraulic analyses were performed under existing maximum day and peak hour demand conditions to evaluate system operations, residual pressures, and available fire flow throughout the distribution system. Most of the system is able to meet the TCEQ minimum pressure requirement of 35 psi, but the areas along Meadow Creek Trail near the fire station and Enclave neighborhood show modeled pressures below 35 psi. Large portions of the system have available fire flow below 500 gpm due to small-diameter

lines. These large areas with available fire flow below 500 gpm were addressed as part of the capital improvement plan (CIP).

As a public water utility, the City of Fair Oaks Ranch must comply with the rules and regulations for public water systems set forth by the Texas Commission on Environmental Quality (TCEQ) in Chapter 290, Public Drinking Water. In a letter dated September 1, 2017, the City was cited by TCEQ for reaching 91% and 95% of its hydropneumatic tank capacity in Zones A and C, respectively. The City has responded to that citation, and the recommendations in this report address the impending shortage of hydropneumatic storage in both pressure zones. The City is currently meeting or exceeding all TCEQ minimum pumping and storage requirements.

Hydraulic model analyses were performed on the distribution system under future demand conditions. Model runs were conducted under maximum day and peak hour demand conditions for each future planning period to identify areas of concern and to develop recommended improvements.

## **5.0 WATER SYSTEM CAPITAL IMPROVEMENT PLAN**

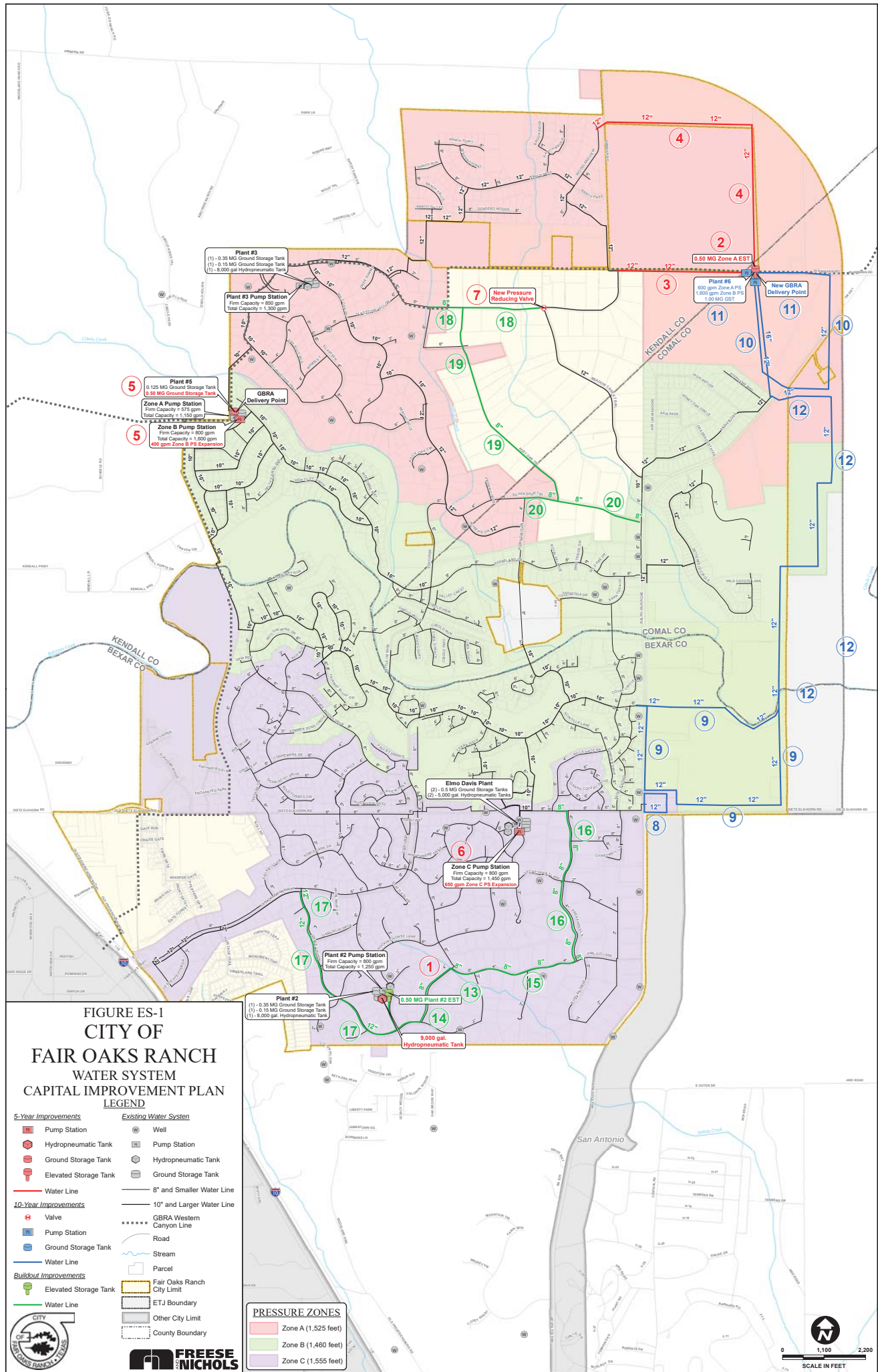
A CIP was developed for the City of Fair Oaks Ranch water system. Below is a summary of CIP projects and the issues that triggered them for each planning period.

- 2023:
  - Additional hydropneumatic storage at Plant #2 to remain in compliance with TCEQ minimum requirements until elevated storage can be constructed in Zone C
  - A new elevated storage tank to provide emergency and equalization storage in Zone A
  - Line improvements to serve growth in the northeastern portion of the Water Service Area
  - Additional pumping and storage capacity at Plant #5 to meet FNI recommended capacity in Zones A and B
  - Additional pumping capacity at Elmo Davis to maintain adequate pressure during periods of peak demand in Zone C
- 2028:
  - A new pressure reducing valve (PRV) along to Meadow Creek Trail to make use of existing infrastructure and provide more redundancy for Zone B
  - Line improvements to serve growth in the eastern portion of the Water Service Area
  - A new pump station (Plant #6) to provide Zones A and B with adequate pumping capacity and improved system pressure and to improve available fire flow in Zone A
  - Replace existing small diameter lines to improve fire flow and transmission capacity.

- Added water lines in the South PP to serve development.
- Buildout:
  - Line improvements to improve transmission capacity and available fire flow in Zone C
  - A new elevated storage tank to provide emergency and equalization storage in Zone C

The recommended improvements will provide the required capacity and reliability to meet projected water demands through Buildout conditions. Locations shown for new pipeline and other recommended improvements were generalized for hydraulic analysis. Specific alignments and sites will be determined as part of the design process. It is recommended that these projects be constructed generally in the order listed. However, development patterns may make it necessary to construct some projects sooner or later than anticipated. The recommended projects are presented on **Figure ES-1**. Detailed descriptions and cost estimates for the proposed water system projects are included in **Appendix F**.

**Table ES-3** summarizes the costs of the water capital improvements plan for the City of Fair Oaks Ranch. The costs are in 2018 dollars and include an allowance for engineering, surveying, and contingencies. Cost estimates do not include allowances for right-of-way acquisition.



**Table ES-3: Water System Capital Improvement Plan**

| Project Number               | Project Name                                                                   | Cost                 |
|------------------------------|--------------------------------------------------------------------------------|----------------------|
| <b>Short Term Projects</b>   |                                                                                |                      |
| 1                            | 9,000-Gallon Plant #2 Hydropneumatic Tank (Zone C)                             | \$ 246,700           |
| 2                            | 0.5-MG Zone A Elevated Storage Tank (Zone A)                                   | \$ 3,289,000         |
| 3                            | 12-inch West Ammann Road Water Line (Zone A)                                   | \$ 1,016,600         |
| 4                            | 12-inch Northeast Water Lines (Zone A)                                         | \$ 1,614,600         |
| 5                            | 400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST (Zone B)         | \$ 2,167,800         |
| 6                            | 650-gpm Elmo Davis Pump Station Expansion (Zone C)                             | \$ 971,800           |
| 7                            | Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail (Zone B) | \$ 149,500           |
| <b>Short Term Total</b>      |                                                                                | <b>\$ 9,456,000</b>  |
| <b>Intermediate Projects</b> |                                                                                |                      |
| 8                            | 8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road (Zone C)           | \$ 287,100           |
| 9                            | 12-inch Southeastern Water Lines (Zone B)                                      | \$ 2,619,300         |
| 10                           | 12/16-inch Plant #6 Discharge Water Lines (Zone A/B)                           | \$ 2,822,600         |
| 11                           | Plant #6 and New GBRA Delivery Point (Zone A/B)                                | \$ 5,905,300         |
| 12                           | 12-inch ETJ Water Line (Zone B)                                                | \$ 2,559,500         |
| <b>Intermediate Total</b>    |                                                                                | <b>\$ 14,193,800</b> |
| <b>Long Term Projects</b>    |                                                                                |                      |
| 13                           | 0.5-MG Plant #2 Elevated Storage Tank (Zone C)                                 | \$ 3,289,000         |
| 14                           | 8/12-inch Royal Ascot/Triple Crown/Equestrian Water Line Replacement (Zone C)  | \$ 1,085,400         |
| 15                           | 8-inch Pimlico Lane Water Line Replacement (Zone C)                            | \$ 758,000           |
| 16                           | 8-inch Preakness Lane Water Line Replacement (Zone C)                          | \$ 991,200           |
| 17                           | 12-inch Triple Crown Road Water Line Replacement (Zone C)                      | \$ 1,448,700         |
| 18                           | 8-inch Rolling Acres Trail Water Line (Zone A)                                 | \$ 649,200           |
| 19                           | 8-inch Post Oak Trail Water Line (Zone A)                                      | \$ 1,295,500         |
| 20                           | 8-inch Silver Spur Trail Water Line (Zone A)                                   | \$ 677,500           |
| <b>Long Term Total</b>       |                                                                                | <b>\$ 10,194,500</b> |
| <b>CIP Total</b>             |                                                                                | <b>\$ 33,844,300</b> |

## 6.0 WASTEWATER FLOW PROJECTIONS

Future wastewater flows were developed by selecting a design criterion for average annual daily flow based on historical flows and a wet weather peaking factor. Based on this analysis, FNI utilized a value 160 gpcd for average annual daily flow, and a wet weather peaking factor of 3.5. A wet weather peaking factor of 3.5 was selected in absence of historical peak flow data based on discussions with City staff indicating that the collection system has relatively low amounts of infiltration and inflow (I/I), or water that enters the system through cracks/openings in the collection system due to rainfall or the presence of groundwater. **Table ES-4** summarizes the total projected average daily and peak wet weather wastewater flows by planning period.

**Table ES-4: Projected Wastewater Flows**

| Year     | Wastewater Connections | Gallons per Connection per Day | Average Annual Daily Flow (MGD) | Wet Weather Peaking Factor | Peak Wet Weather Flow (MGD) |
|----------|------------------------|--------------------------------|---------------------------------|----------------------------|-----------------------------|
| 2018     | 1,740                  | 160                            | 0.28                            | 3.50                       | 0.97                        |
| 2023     | 2,455                  | 160                            | 0.39                            | 3.50                       | 1.37                        |
| 2028     | 3,169                  | 160                            | 0.51                            | 3.50                       | 1.77                        |
| Buildout | 3,502                  | 160                            | 0.56                            | 3.50                       | 1.96                        |

## 7.0 WASTEWATER SYSTEM ANALYSES

The City of Fair Oaks Ranch's wastewater collection system consists of seven lift stations (LS) and associated force mains, a wastewater treatment plant, and a network of gravity mains ranging from 4 inches to 16 inches in diameter. The City of Fair Oaks Ranch owns and operates one wastewater treatment plant (WWTP) with a current permitted capacity of 0.5 MGD annual average day flow (AADF).

The existing hydraulic model was converted to Innovyze's InfoSewer® software and updated based on the City's most recent GIS data of their collection system. Pipelines that have been constructed since the last study were added to the model.

Hydraulic modeling analyses were conducted to identify deficiencies in the City of Fair Oaks Ranch's existing wastewater collection system and to establish a capital improvement plan to improve the existing system and accommodate the projected wastewater flows through Buildout. Various combinations of improvements and modifications were investigated to determine the most appropriate approach for conveying projected flows. Parameters used in developing the improvement plan included simplifying system operations, conveying peak wet weather flows in areas of projected growth, and increasing treatment capacity.

## 8.0 WASTEWATER SYSTEM CAPITAL IMPROVEMENTS PLAN

A wastewater system CIP was developed for the City of Fair Oaks Ranch based on hydraulic modeling results. The recommended improvements will provide the required capacity and reliability to meet projected wastewater flows through Buildout conditions. To serve future growth, the City of Fair Oaks Ranch must upsize existing infrastructure and provide additional service to areas of growth. The following key observations and recommendations resulted from modeling and evaluating the collection system.

### A. Simplify Operations and Energy Savings

Based on existing topography and the configuration of the collection system, the Falls LS is capable of being bypassed using a new gravity main conveying flow north to existing mains. Once the new WWTP is constructed, the Setterfeld LS is also able to be bypassed, with its flow being conveyed instead through a gravity main to the new WWTP site. Eliminating these LSs reduces the cost of operating and maintaining the collection system and simplifies system operations.

**B. Growth**

New collection mains and lift stations are required to provide service to new developments in the wastewater service area. Lines were sized based on the flows of each specific area served with a minimum diameter of 8-inches.

**C. Increase Treatment Capacity**

The existing WWTP has a permitted capacity of 0.5 MGD. TCEQ §305.126, commonly referred to as the 75/90 rule, requires a WWTP permit holder to begin planning for expansion of the treatment facility when the average daily or average annual flow reaches 75% of the permitted capacity. When the average daily or average annual flow reaches 90% of the permitted capacity, the permit holder shall obtain necessary authorization from the commission to commence construction of the necessary additional treatment facilities. For the sake of projecting trends, Buildout was estimated to occur in 2033. The average annual daily flows are projected to exceed 75% of the WWTP capacity by 2023, 90% of capacity by 2026, and 100% of capacity by 2028, indicating that the City must begin planning the construction of either an expansion to the existing plant or a new plant by 2023, be under construction by 2026, and be finished and operational by 2028.

It is recommended that the City move forward with designing and constructing a new 0.6-MGD WWTP rather than expanding the existing facility. It should be noted that, although the recommended capacity is only 100,000 gallons per day higher than the existing permitted capacity, many improvements would be required at the existing facility to enable it to treat even the permitted 0.5 MGD, let alone 0.6 MGD. The limited space available at the existing site, existing issues with the required buffer zone between the treatment facility and surrounding buildings, and a historically contentious relationship with the facility's neighbors all factor in to the recommendation to build a new facility in a different location.

Recommended projects are presented on **Figure ES-2**. Locations shown for new sewer pipelines and other recommended improvements were generalized for hydraulic analysis. Specific alignments and sites will be determined as part of the design process. It is recommended that these projects be constructed generally in the order listed. However, development patterns may make it necessary to construct some projects sooner or later than anticipated. Detailed descriptions and cost estimates for the proposed water system projects are included in **Appendix G**.

**Table ES-5** summarizes the cost estimates of the wastewater capital improvements plan for the City of Fair Oaks Ranch. The cost estimates are in 2018 dollars and include an allowance for engineering, surveying, and contingencies. Cost estimates do not include allowances for right-of-way or land acquisition.

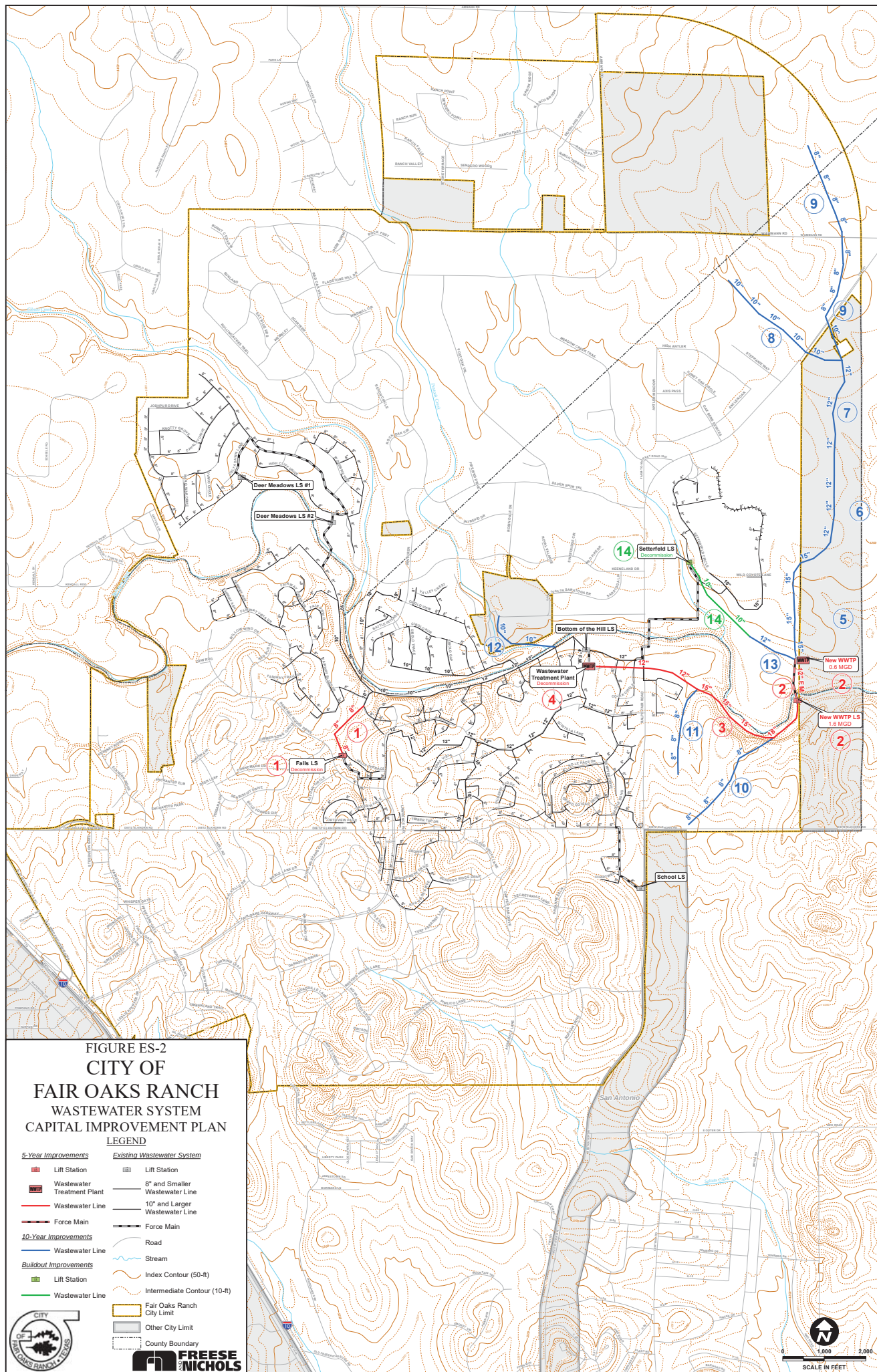


FIGURE ES-2  
CITY OF  
FAIR OAKS RANCH  
WASTEWATER SYSTEM  
CAPITAL IMPROVEMENT PLAN

LEGEND

| 5-Year Improvements        | Existing Wastewater System     |
|----------------------------|--------------------------------|
| Lift Station               | Lift Station                   |
| Wastewater Treatment Plant | 8" and Smaller Wastewater Line |
| Wastewater Line            | 10" and Larger Wastewater Line |
| Force Main                 | Force Main                     |
| 10-Year Improvements       |                                |
| Wastewater Line            | Road                           |
| Buildout Improvements      |                                |
| Lift Station               | Stream                         |
| Wastewater Line            | Index Contour (50-ft)          |
|                            | Intermediate Contour (10-ft)   |
|                            | Fair Oaks Ranch City Limit     |
|                            | Other City Limit               |
|                            | County Boundary                |



**Table ES-5: Wastewater System Capital Improvement Plan**

| Project Number               | Project Name                                                  | Cost                 |
|------------------------------|---------------------------------------------------------------|----------------------|
| <b>Short Term Projects</b>   |                                                               |                      |
| 1                            | 8-inch Gravity Line and Decommission Falls Lift Station       | \$ 550,900           |
| 2                            | New Wastewater Treatment Plant                                | \$ 21,427,100        |
| 3                            | New Gravity Line from Old WWTP to New WWTP                    | \$ 1,830,300         |
| 4                            | Decommission Existing WWTP                                    | \$ 1,495,000         |
| <b>Short Term Total</b>      |                                                               | <b>\$ 25,303,300</b> |
| <b>Intermediate Projects</b> |                                                               |                      |
| 5                            | 12/15-inch Gravity Line in the ETJ                            | \$ 878,500           |
| 6                            | 12-inch Gravity Line in the ETJ                               | \$ 728,900           |
| 7                            | 12-inch Gravity Line in the ETJ                               | \$ 511,300           |
| 8                            | 10-inch Gravity Line north of Ralph Fair Road                 | \$ 699,700           |
| 9                            | 8/10-inch Gravity Line north of Ralph Fair Road               | \$ 929,600           |
| 10                           | 8-inch Gravity Line north of Dietz Elkhorn Road               | \$ 483,300           |
| 11                           | 8-inch Gravity Line east of Ralph Fair Road                   | \$ 358,000           |
| 12                           | 10-inch Gravity Line crossing Cibolo Creek                    | \$ 498,700           |
| 13                           | 12-inch Gravity Line to the new WWTP                          | \$ 381,300           |
| <b>Intermediate Total</b>    |                                                               | <b>\$ 5,469,300</b>  |
| <b>Long Term Projects</b>    |                                                               |                      |
| 14                           | 10-inch Gravity Line and Decommission Setterfeld Lift Station | \$ 738,600           |
| <b>Long Term Total</b>       |                                                               | <b>\$ 738,600</b>    |
| <b>CIP Total</b>             |                                                               | <b>\$ 31,511,200</b> |

## 9.0 NON-POTABLE REUSE SYSTEM EVALUATION

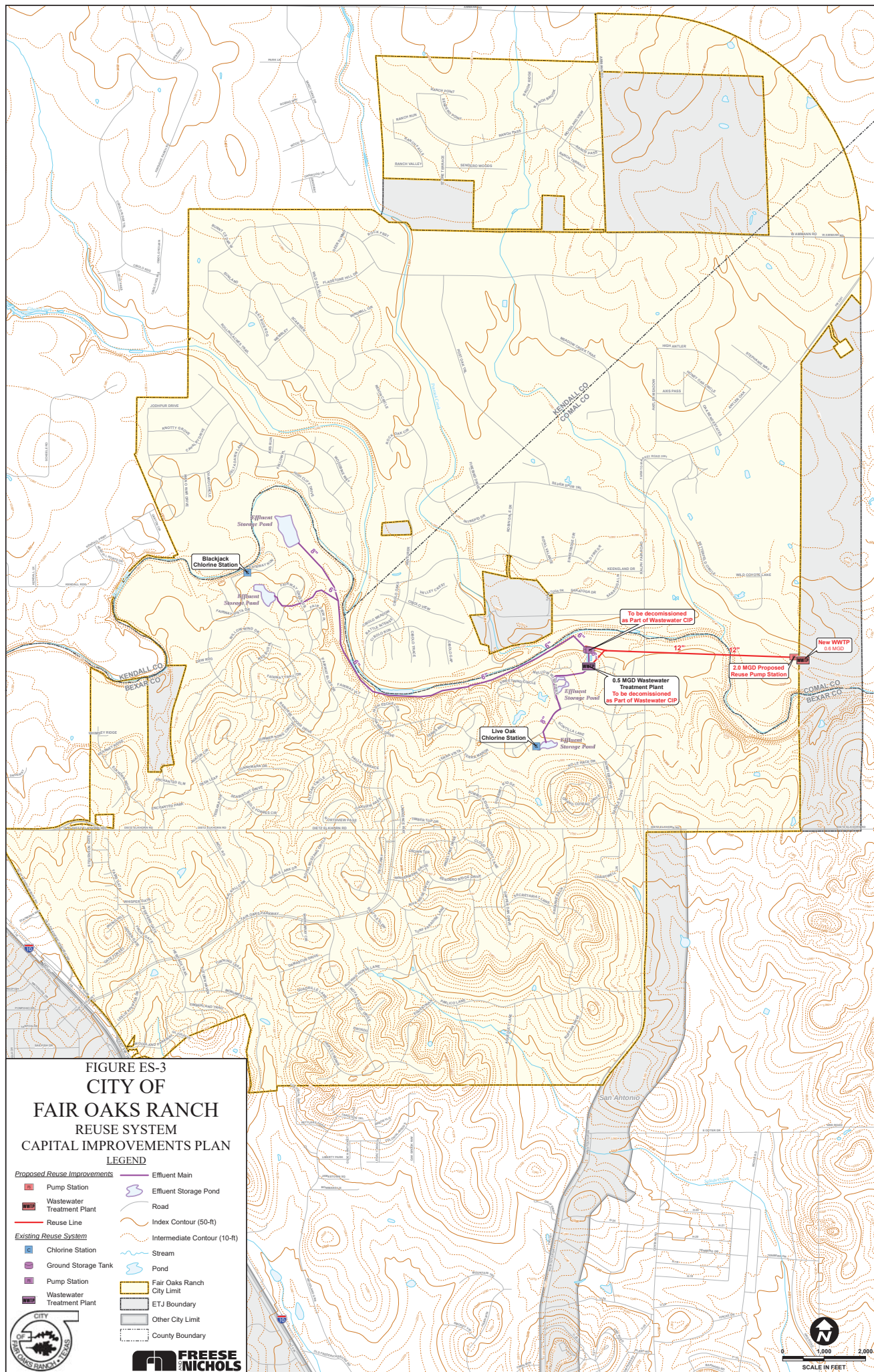
The City of Fair Oaks Ranch currently has a successful water reuse program which provides non-potable reuse water from its WWTP to the golf course for irrigation purposes. The City is contractually obligated to provide all the effluent from the WWTP to the golf course. A copy of the effluent disposal agreement is provided in **Appendix I**. The existing reuse system consists of a network of lines ranging from 6 inches to 8 inches, two chlorine stations, and three effluent storage ponds.

In the future, the City has plans to build a new WWTP. This plant will allow the City to treat additional wastewater flows and provide additional effluent for reuse. Under the current contract with the golf course, the City is obligated to provide all the WWTP effluent to the golf course. FNI evaluated the capacity of the golf course to handle the Buildout average annual daily flow of 0.56 MGD. Utilizing 30 Tex. Admin. Code §285.90 (1) Figure 1, FNI determined that the maximum application rate for the Fair Oaks Ranch golf course is 0.064 gallons per square foot per day. According to the effluent disposal agreement between the City and golf course, the golf course has approximately 280 acres for application of reuse

water. Using the maximum application rate, this allows for up to 0.78 MGD of effluent to be used for the golf course. By these calculations, the City can continue to send all the effluent through Buildout to the golf course. To pump reuse water from the proposed wastewater treatment plant back to the golf course, FNI recommends a new pump station and pipeline to connect to the existing reuse infrastructure. Capital costs were calculated for the recommended improvements and are summarized in **Table ES-6**. The costs are provided as estimates based on previous similar engineering experience in 2018 dollars and include an allowance for engineering, surveying, and contingencies. Recommended projects are presented on **Figure ES-3**. Locations of projects have been generalized during the hydraulic analysis. Specific locations of project alignment and location will be determined as a part of the design process. If the City can renegotiate their contact with the golf course when the new WWTP is built, the City should consider the option of extending purple pipe to the neighborhoods north of the WWTP to utilize effluent.

**Table ES-6: Reuse System Improvements Opinion of Probable Construction Cost**

| Item                            | Description                | Quantity | Unit | Unit Price       | Total              |
|---------------------------------|----------------------------|----------|------|------------------|--------------------|
| 1                               | Pump Station - New 2.0 MGD | 1        | LS   | \$1,338,000      | \$1,338,000        |
| 2                               | 12" Reuse Line             | 5,070    | LF   | \$120            | \$608,400          |
| 3                               | 8" Reuse Line              | 1,020    | LF   | \$80             | \$81,600           |
| 4                               | 20" Boring and Casing      | 200      | LF   | \$400            | \$80,000           |
|                                 |                            |          |      | <b>Subtotal:</b> | <b>\$2,108,000</b> |
|                                 |                            |          |      | Contingency      | 30%                |
|                                 |                            |          |      | <b>Subtotal:</b> | <b>\$2,740,400</b> |
|                                 |                            |          |      | Eng./Survey      | 15%                |
|                                 |                            |          |      | <b>Subtotal:</b> | <b>\$3,151,460</b> |
| <b>Estimated Project Total:</b> |                            |          |      |                  | <b>\$3,151,460</b> |



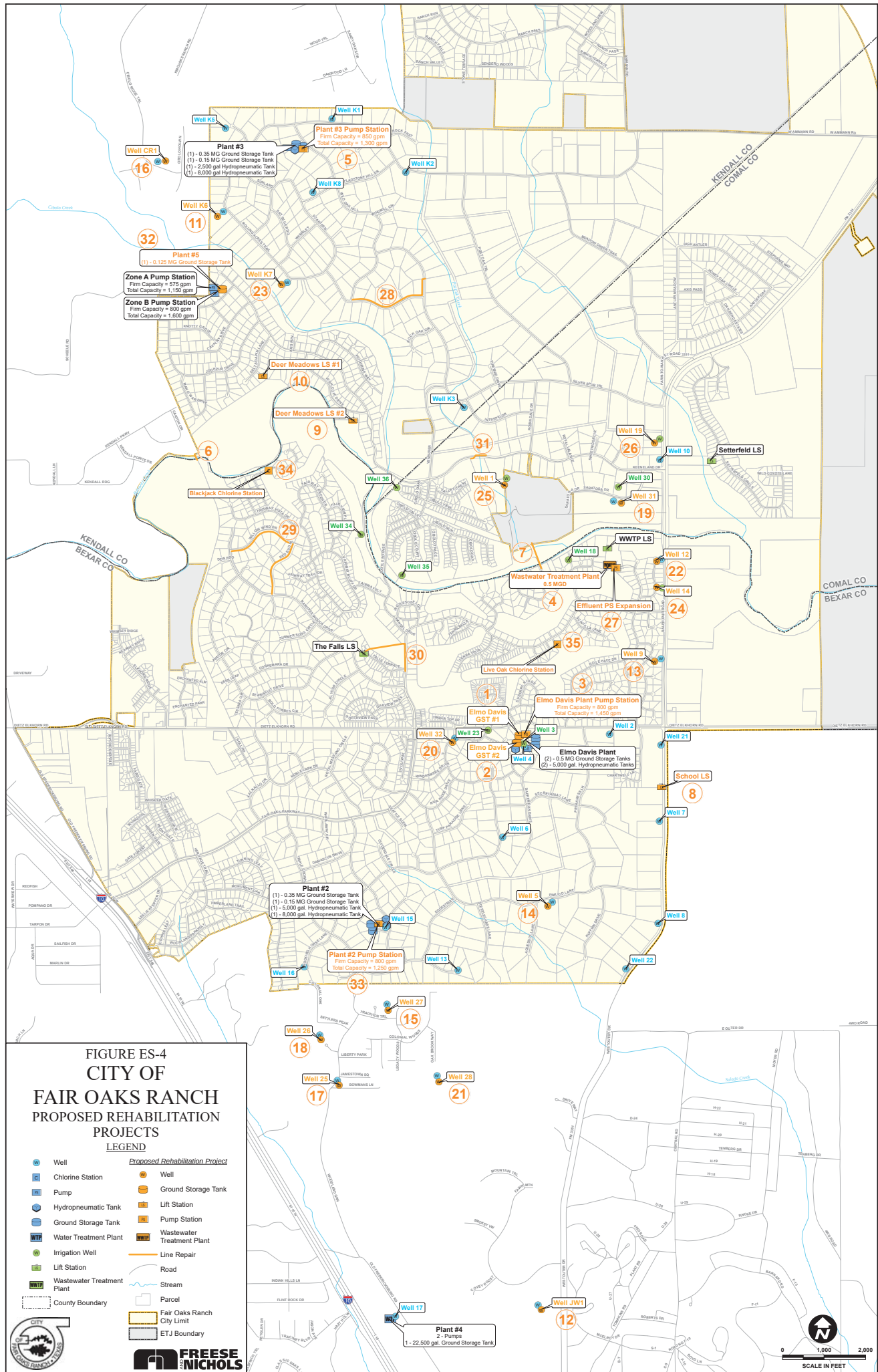
## **10.0 RISK-BASED ASSESSMENT**

A risk-based assessment of the water, wastewater, and reuse facilities was conducted to assist in the prioritization of recommended operations and maintenance improvements. The assessment was based on the condition and criticality of existing facilities. Site visits were performed by FNI and City staff in August 2017 to evaluate the condition of the facilities, and redundancy, distance from sensitive features, and population served were used to measure criticality. A scoring system was developed to provide an analytical and quantitative method to evaluate the condition and criticality of each facility. The results of both the criticality and condition analysis were utilized to develop a rehabilitation CIP, which is summarized in **Table ES-7**. Recommended rehabilitation projects are presented on **Figure ES-4**. A report containing the details of the existing WWTP assessment and proposed improvements can be found in **Appendix H**.

**Table ES-7: Rehabilitation Capital Improvement Plan**

| Project Number | Project Title                                      | Project Cost       |
|----------------|----------------------------------------------------|--------------------|
| 1 & 2          | Elmo Davis GST #1 & GST #2 – Mechanical/Structural | \$313,270          |
| 3              | Elmo Davis Pump Station – Electrical               | \$256,930          |
| 4              | Wastewater Treatment Plant                         | \$4,087,530        |
| 5              | Plant #3 Pump Station – Electrical/Instrumentation | \$255,290          |
| 6              | Creek Crossing Repair West                         | \$34,130           |
| 7              | Creek Crossing Repair Central                      | \$34,130           |
| 8              | School Lift Station – Mechanical                   | \$196,630          |
| 9              | Deer Meadows Lift Station #2 – Instrumentation     | \$111,320          |
| 10             | Deer Meadows Lift Station #1 – Instrumentation     | \$111,320          |
| 11             | Well K6 – Electrical                               | \$39,230           |
| 12             | Well JW1 – Structural                              | \$18,980           |
| 13             | Well 9 – Electrical                                | \$46,760           |
| 14             | Well 5 – Electrical                                | \$4,710            |
| 15             | Well 27 – Electrical                               | \$36,360           |
| 16             | Well CR1 – Electrical                              | \$37,970           |
| 17             | Well 25 – Electrical/Mechanical/Structural         | \$51,720           |
| 18             | Well 26 – Electrical/Mechanical/Structural         | \$53,090           |
| 19             | Well 31 – Mechanical/Structural                    | \$18,430           |
| 20             | Well 32 – Electrical/Mechanical/Structural         | \$21,920           |
| 21             | Well 28 – Electrical                               | \$36,360           |
| 22             | Well 12 – Mechanical/Structural                    | \$18,430           |
| 23             | Well K7 – Mechanical/Structural                    | \$18,980           |
| 24             | Well 14 – Electrical/Mechanical/Structural         | \$65,190           |
| 25             | Well 1 – Electrical                                | \$18,630           |
| 26             | Well 19 – Electrical                               | \$40,520           |
| 27             | Effluent Pump Station Expansion                    | \$162,500          |
| 28             | Rolling Acres Trail Water Line                     | \$291,720          |
| 29             | Willow Wind Drive/Red Bud Hill Water Line          | \$308,880          |
| 30             | Fair Oaks Parkway Water Line Reroute               | \$214,370          |
| 31             | Keeneland Drive Water Line Creek Crossing          | \$51,870           |
| 32             | Plant #5 GST - THM Removal System                  | \$384,000          |
| 33             | Plant #2 VFD                                       | \$164,810          |
| 34             | Blackjack Chlorine Station SCADA                   | \$146,250          |
| 35             | Live Oak Chlorine Station SCADA                    | \$146,250          |
| <b>TOTAL:</b>  |                                                    | <b>\$5,927,830</b> |

Note: Project costs include 25% for engineering/survey and 30% for contingency.





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**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**February 21, 2019**

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AGENDA TOPIC: Discussion and possible action authorizing the Mayor to sign a First Amendment to Effluent Disposal Agreement with Club Corp.

DATE: February 21, 2019

DEPARTMENT: Public Works

PRESENTED BY: Julio Colunga, Public Works Superintendent

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**INTRODUCTION/BACKGROUND:**

The City of Fair Oaks Ranch is required to renew its Wastewater Treatment Plant (WWTP) permit on a regular basis. The current permit is set to expire on March 1, 2019. As required by the Texas Commission on Environmental Quality (TCEQ), City staff submitted the draft permit renewal application to TCEQ 180 days before the expiration date of the current permit.

TCEQ reviewed the application and made several comments and statements for application modification and update. All items identified from the TCEQ have been addressed to date, except one. They are requiring a term be placed on the Effluent Disposal Agreement that the City has with the Fair Oaks Club Corp, which was signed in 2003. The City must add the requested amendment to the existing agreement in order to secure a new wastewater treatment permit from TCEQ.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Wastewater treatment is a necessary service for Fair Oaks Ranch residents. There is also a mutual benefit to the Country Club as they take all of the treated effluent and surface irrigate to the golf course land. This reuse water for the Country Club minimizes the use of the City's potable water supply for irrigation, and provides more potable supply for citizen use.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

There are potential disciplinary action and fines from the TCEQ if the City fails to secure a renewed WWTP permit.

**LEGAL ANALYSIS:**

The City Attorney worked with Club Corp attorney to develop the First Amendment to Effluent Disposal Agreement. Club Corp has signed the amendment.

**RECOMMENDATION/PROPOSED MOTION:**

I move to authorize the Mayor to sign the First Amendment to Effluent Disposal Agreement.

**FIRST AMENDMENT  
TO  
EFFLUENT DISPOSAL AGREEMENT**

This FIRST AMENDMENT TO EFFLUENT DISPOSAL AGREEMENT effective as of \_\_\_\_\_, 2019 (this "First Amendment") is between the City of Fair Oaks Ranch, Texas, a political subdivision of the State of Texas (the "City"), and Fair Oaks Club Corp, a Texas Corporation (the "Club").

**WHEREAS**, the City has previously entered into an Effluent Disposal Agreement with the Club dated June 20, 2003 (the "Agreement"); and

**WHEREAS**, the Agreement currently does not contain a term; and

**WHEREAS**, the Texas Commission on Environmental Quality requires the Agreement to have a term.

**NOW THEREFORE**, in consideration for the mutual representations, warranties, covenants, and conditions exchanged herein, the City and the Club agree that the Agreement is amended to include the language provided for in Section 1 herein.

**Section 1. Term.** The term of the Agreement is for approximately ten years (10) from the effective date of the First Amendment and shall terminate on March 1, 2029.

In the event of a "Permit Loss" (as defined herein), the City may terminate this Agreement. The City shall provide the Club written notice of a Permit Loss within fifteen (15) days upon becoming aware that a Permit Loss may occur. In the event of a termination because of a Permit Loss, the effective date of termination of this Agreement shall be the same date that the termination of the permit by TCEQ becomes effective. The City shall use its best efforts to prevent the occurrence of a Permit Loss.

"Permit Loss" means the existing permit issued to the City by the Texas Commission on Environmental Quality ("TCEQ") for the operation of a wastewater recycling or treatment facility pursuant to which the City provides effluent to the Club under the Agreement is terminated unilaterally by TCEQ and the City does not have, and does not reasonably expect to receive, another permit that would allow the operation of the same or similar facility or the City otherwise loses its legal authority to provide effluent as provided for in the Agreement.

Upon the expiration of the Agreement and provided that the City has, or reasonably expects to receive, a permit that would allow the operation of a wastewater recycling or treatment facility, the City shall negotiate with the Club in good faith on a renewing or replacing the Agreement on substantially the same terms of the Agreement for a term that coincides with the term of the permit issued or expected to be issued to the City. During such negotiations this Agreement shall

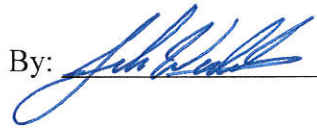
continue in effect beyond its scheduled expiration until such time that the extension or replacement is finalized and effective so as to avoid an interruption of service to the Club, unless during the negotiations and after the expiration of the term of the Agreement the City provides the Club fifteen (15) days written notice of intent to terminate but only after determining in good faith that the parties are unable to reach an agreement pursuant to the negotiation provisions above.

**Section 2. Agreement Not Otherwise Amended.** Except as set forth in this First Amendment the Agreement is not otherwise amended and remains in full force and effect.

**Section 3. Governing Law.** This First Amendment shall be construed in accordance with the laws of the State of Texas.

**IN WITNESS WHEREOF**, this Amendment has been executed as of the date first above written.

Fair Oaks Club Corp.

By:  \_\_\_\_\_

Date: 2-11-19

City of Fair Oaks Ranch

By: \_\_\_\_\_

Date: \_\_\_\_\_

## EFFLUENT DISPOSAL AGREEMENT

This Agreement is made and entered into this 20 day of June, 2003 by and between The City of Fair Oaks Ranch and Fair Oaks Club Corp.:

WHEREAS, The City of Fair Oaks Ranch (the City) and Fair Oaks Club Corp. (the Club) have contractual obligations for the utilization of effluent from the WWTP to irrigate the golf courses and whereas there is a desire to keep up this mutually beneficial relationship in the future, this agreement formalizes, updates, and clarifies those obligations; and

WHEREAS, The contract to purchase the Golf Course and Country Club, dated October 30, 1986 by and between Fair Oaks Country Club, Inc., as Seller, and Fair Oaks Club Corp., as Purchaser ("Contract of Sale"), stipulates in section 12.023 that "All effluent produced" from the WWTP will be delivered to the golf course storage ponds at no cost to the Club; and, the Club will accept and use all such effluent for irrigation of the golf course; and such contract obligation was assigned by Ralph E. Fair, Inc. to City in that certain Assignment between Ralph E. Fair, Inc. and the City of Fair Oaks Ranch dated 12 December, 1997.

WHEREAS, The City and the Club, on June 20, 2003, entered into an agreement for the financing and construction of a new 41 million gallon (approximate) effluent storage pond located adjacent to fairway No. 14 on the Blackjack golf course (Blackjack 14). The purpose of this pond being an additional irrigation water and emergency wet weather effluent storage facility.

NOW, THEREFORE, in consideration of the mutual benefits to be derived by each party and the community as a whole:

### Definitions.

Waste Water Treatment Plant (WWTP): That Wastewater Recycling plant owned and operated by The City of Fair Oaks Ranch under Texas Commission on Environmental Quality (TCEQ) permit No. WQ0011867-001 and located at 29755 No Le Haze, Fair Oaks Ranch, Texas.

Fair Oaks Ranch Utilities (FORU): The department of the City of Fair Oaks Ranch with the responsibility to operate and maintain the public water and wastewater systems of the city.

Storage Ponds: Compacted clay or synthetic lined ponds located on Fair Oaks Ranch golf course which were constructed to receive and store effluent for subsequent use as irrigation water for the golf course. The storage ponds are identified as: the pond on fairway No. 4 Live Oak Course (Live Oak # 4); the pond on fairway No. 13 Live Oak Course (Live Oak # 13); the pond on fairway No. 4 Blackjack course (Blackjack # 4); and the pond on fairway No. 14 Blackjack course (Blackjack # 14).

Effluent: Treated water discharged from the wastewater treatment plant.

Golf Course: That 280 (plus or minus) acres, including the areas for tees, fairways, greens, rough, ponds and appurtenances owned and operated by Fair Oaks Club Corp. and identified as Fair Oaks Ranch Golf Country Club.

Wet Weather Storage Facilities: Live Oak # 13 (The overflow pond) and the last 8.2 million gallons or twenty percent (20%) of storage capacity of Blackjack # 14.

Water Emergency: Any situation or occurrence where the amount of water being discharged from the WWTP exceeds the capacity of the effluent storage ponds or irrigation system. This includes treatment plant upsets or plant equipment failure and or malfunction that result in incomplete or partially treated wastewater being transferred to the effluent storage facilities.

**Agreement:** This Agreement shall amend the contractual obligations of both parties in Section 12.023 of the Contract of Sale.

All (100%) of the effluent produced from the WWTP shall be delivered by City to the Club's storage Ponds located on the golf course. The Effluent shall be used only for irrigation of said Golf Course in accordance with the applicable Texas Commission on Environmental Quality (TCEQ) rules and regulations.

The Effluent shall be delivered to the Storage Ponds at no charge or cost to Club.

The Club is hereby obligated to receive, store and utilize 100% of the Effluent for irrigation within the confines of the 280-acre Golf Course.

The golf course irrigation system and Storage Ponds are owned by Club and will be operated, controlled, and maintained by the Club. The Wet Weather Storage Facilities will be owned, operated and controlled by the Club, except that City shall control the storage level for Blackjack #14 to insure that up to twenty percent (20%) or 8.2 million gallons of emergency storage is available to City. Club will allow the City access to the Wet Weather Storage Facilities at all times. The chlorine injection equipment installed by the City for the irrigation system will be owned, operated, controlled and maintained by City.

By separate agreement, the Club and the City have agreed to build an additional Storage Pond on Blackjack # 14. This pond will be the primary effluent storage and irrigation pond for the Club and will be built to TCEQ specifications. This pond will function to store water and effluent for golf course irrigation and to provide emergency effluent storage at times when effluent volume exceeds irrigation needs. To meet these two objectives, the water level will be monitored to insure that up to twenty percent (20%) or 8.2 million gallons of emergency storage is available and controlled by the City. The remaining storage capacity is to be utilized and controlled by the Club. The City may, at its sole discretion, release some of its emergency storage capacity for use as irrigation storage.

The Club assumes ownership, responsibility and control of all irrigation water (including Effluent) upon delivery of the water to each Storage Pond. The City will exercise due diligence and maximum effort to always produce as high quality Effluent as possible under the City's operating policies and budgetary parameters. The Club will exercise due diligence and maximum effort to maintain the quality of the water received. The City will be responsible for producing Effluent that meets or exceeds TCEQ rules and regulations.

In the event of a Water Emergency the City and Club shall cooperate fully in all ways to remedy and or rectify the emergency as soon as possible. This cooperation shall include personnel, equipment, supplies and financial resources reasonably and legal available to each. The City recognizes its water quality obligation and responsibility and shall put forth maximum effort to achieve and maintain acceptable effluent water quality.

This Agreement in no way eliminates or modifies the Club's obligation to take and utilize 100% of the Effluent produced by and received from the WWTP. The City will be allowed to collect samples for water and soil analysis and install and maintain warning signs at the storage ponds as required by TCEQ regulations.

The Club and the City agree to discuss, amend or modify this Agreement as required for the renewal of the WWTP permit and to insure this beneficial use of the Effluent continues. Such amendments and modifications will not be unreasonably withheld by either party.

**Compliance.** In performing the services provided for in this Agreement, both parties shall comply with all applicable federal, state, county and city statutes, ordinances and regulations and shall be liable, according to responsibilities outlined above, for any consequences arising from failure to do so.

Notices. All notices under this Agreement shall be provided to City at the address below and to Club at the address below, Attention: General Manager; and to P.O. Box 819012, Dallas, Texas 75381-9012, Attention: General Counsel.

Miscellaneous. In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. Neither Club nor City shall be required to perform any term, conditions, or covenant in this Agreement so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, or any other cause not reasonably within the control of Club or City and which by the exercise of due diligence of Club or City is unable, wholly or in part, to prevent or overcome. This Agreement and attachments embody the entire agreement and understanding of the parties relating to the subject matter hereof, is nonassignable, may not be amended except in writing signed by both parties, and supersedes any prior representations, agreements, and understandings, oral or written, if any, relating to such subject matter.

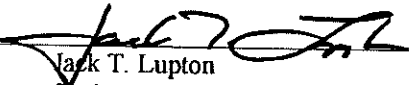
Special Provision: Should the Club cease operation for any reason whatsoever, Club will give City six (6) months written notice of such. If Club cannot give City six (6) months notice or fails to provide sufficient notice, City shall have the right to mandate that Club continue to control and operate the Club's effluent storage pond for up to six (6) months following receipt of such notice. If Club is unable to do so, City may operate the Club's effluent storage pond for up to six (6) months following the receipt of notice or until such time the new owner(s) and/or operator(s) of the Club or Storage Ponds are able to do so.

TO HAVE AND TO HOLD the above described Agreement between the City of Fair Oaks Ranch and Fair Oaks Club Corp., its successors and assigns, until this Agreement shall be cancelled as evidenced by a Certificate of Termination executed by the City of Fair Oaks Ranch and Fair Oaks Club Corp.

Agreed to this date by:

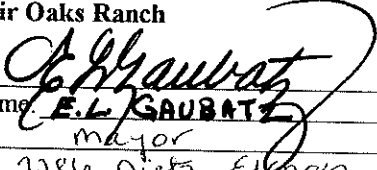
Club:

Fair Oaks Club Corp.

By:   
Jack T. Lupton  
Senior Vice President  
Address: 3333 Golfing Green Drive  
Farmers Branch, Texas 75234  
Date: \_\_\_\_\_

City:

City of Fair Oaks Ranch

By:   
Printed Name: E.L. GAUBATZ  
Title: Mayor  
Address: 7286 Dietz Elkhorn  
Fair Oaks Ranch TX 78015  
Date: June 20, 2003  
F.E.I. No.: \_\_\_\_\_

W:\FairOaks\734\GENERAL\0\Effluent Disp Agmt-4.doc

**ATTACHMENT AR1-A**

**IRRIGATION AGREEMENT**

**2 pages**

Effluent from the waste water treatment plant is used to irrigate the Fair Oaks Ranch golf course which is adjacent to the plant. The original owners of the golf course were the same as the applicant and in the original application, the golf course was designated as the land to be irrigated with effluent. When the golf course was sold to Club Corporation of America, it was stipulated in the Contract for Sale that effluent would continue to be used for irrigation. (A copy of this provision of the contract is attached). Therefore, by perpetual contractual arrangement, the effluent will be used for golf course irrigation.

described in (i), (ii) and (iii) above, that to the extent a given category of membership in the Club does not have a full complement of members, membership in the Club will be available to the prospective owner if he or she acquires a residential lot within the Fair Oaks Ranch and meets the standards for admission prescribed by the admissions committee.

12.021. Participation in Club Board. Purchaser intends to establish a Board of Governors, composed of members, to which Purchaser in its sole discretion will delegate certain functions or authority pertaining to the internal operations, rules, and policies of the Club. Purchaser agrees that, until the Purchase Money Note is paid in full, at least one third of the persons comprising such board shall be members of the Club nominated by Seller.

12.022. Sale of Club. Purchaser agrees that for a period of eight (8) years from the Closing Date, it will not sell the Property or any part thereof without the prior approval of Seller, which will not be unreasonably withheld.

12.023. Effluent. All effluent produced from the sewer plant located in the Fair Oaks Ranch will be caused by Seller to be delivered to storage areas on or about the golf course on the Property, free of cost to Purchaser to the delivery point. Purchaser will accept and use all such effluent for irrigation of the golf course, unless the volume of such effluent exceeds the capacity of the Property to absorb the effluent for irrigation, and the capacity of the storage ponds on the Property, which Purchaser will maintain at least existing storage capacity. Until the additional 9 hole golf course is constructed on the land designated as its location, Seller, at its expense, may irrigate such additional land if required in connection with a governmental permit, and after construction of the additional 9 hole golf course, the effluent shall be used by Purchaser for golf course irrigation. Any water needed by Purchaser for golf course irrigation, to supplement the available volume of effluent, will be purchased and paid for by Purchaser.

12.024. Employment Contracts. Purchaser agrees that if it should default under the terms of this agreement or any agreement contemplated herein and such default should result in the termination of Purchaser's



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## CITY COUNCIL CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

February 21, 2019

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AGENDA TOPIC: Discussion and possible action approving the final plat that establishes Comal County Unit 15 (River Valley Unit 2)

DATE: February 21, 2019

DEPARTMENT: Public Works

PRESENTED BY: Adrian Garcia, P.E., Manager of Engineering Services

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#### **INTRODUCTION/BACKGROUND:**

In June 2018 a Preliminary Plat, establishing the Comal County Unit 15 (River Valley Unit 2), was submitted to the Public Works Department by Vickrey and Associates, Inc. This tract of land is generally bounded by Keeneland Drive to the north and Battle Intense to its west. This subdivision is the second and final unit of the River Valley Subdivision. Pertinent information regarding the subdivision can be found in the table below:

| <b>River Valley<br/>Unit #</b> | <b>Approval Date</b> | <b>Total Area<br/>(ac)</b> | <b>Residential Lots</b> |
|--------------------------------|----------------------|----------------------------|-------------------------|
| 1                              | 8/19/14              | 29.98                      | 66                      |
| 2                              | -                    | 14.86                      | 47                      |
| <b>Total</b>                   | <b>-</b>             | <b>44.84</b>               | <b>113</b>              |

On October 4, 2018 City Council voted to approve the Tree Preservation and protection plan that called for the removal of one (1) Heritage Tree from the area of a proposed street location. This action satisfied the prerequisite requirement for approval of the preliminary plat.

As part of the preliminary plat process, Vickrey and Associates submitted a drainage report that outlined the post-development storm water management plan. The developer received a permit to perform earthwork in this area with a Conditional Letter of Map Revision (CLOMR), from FEMA, in order to lift the area above the floodplain. The floodplain has not been officially removed from this area therefore it is designated on the plat. The predevelopment drainage flowed from Keeneland then south east through a natural low through this subdivision and toward the Post Oak Creek. The post development plan shows the construction of an underground storm drain at the intersection of Keeneland and this subdivision that "catches" runoff at this intersection and releases it at the edge of the subdivision. The runoff that is produced onsite will be directed to the drainage basin that was constructed with River Valley Unit 1 subdivision. In response to concerns from Public Works regarding the ponding of obstructed drainage on Keeneland road the developer constructed a temporary drainage channel to achieve positive drainage. The developer has committed to phasing the construction of drainage improvements such that the threat of negative drainage impacts will be averted.

On October 11, 2018 the P&Z commission considered and recommended approval of the preliminary plat to the City Council. The City Council approved the preliminary plat at their regularly scheduled meeting on November 1, 2018. Upon Council approval, Vickrey and Associates submitted a final plat package which included subdivision construction plans and letters of certification from each utility provider.

After several rounds of review and comments, Vickrey and Associates submitted an updated final plat and applicable supporting documentation. The updated final plat has satisfied all of the requirements of the City's Subdivision Ordinance.

On February 14, 2019, the P&Z commission considered and recommended approval of the final plat to the City Council at their regularly scheduled meeting.

The Public Works Department recommends approval of the final plat that establishes Comal County Unit 15 (River Valley Unit 2).

**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.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

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

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

**RECOMMENDATION/PROPOSED MOTION:**

I move to approve the final plat that establishes Comal County Unit 15 (River Valley Unit 2).





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**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**February 21, 2019**

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AGENDA TOPIC: Discussion and possible action to approve the final plat that establishes Front Gate Unit 4

DATE: February 21, 2019

DEPARTMENT: Public Works

PRESENTED BY: Adrian Garcia, P.E., Manager of Engineering Services

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**INTRODUCTION/BACKGROUND:**

In September 2018 a Preliminary Plat, establishing Front Gate Unit 4, was submitted to the Public Works Department by Vickrey and Associates, Inc. This tract of land is generally bounded by Dietz Elkhorn Road to the north and the Van Raub Elementary School to the east. This subdivision is the eighth unit in the Front Gate subdivision. Pertinent information regarding the progress of the subdivision can be found in the table below:

| Front Gate Unit | Final Plat Approval Date | Total Area (ac) | Residential Lots |
|-----------------|--------------------------|-----------------|------------------|
| 1               | 3/15/2012                | 21.71           | 59               |
| 2A              | 7/6/2016                 | 7.78            | 19               |
| 2B              | -                        | 12.11           | 28               |
| 3               | 4/18/2013                | 16.58           | 56               |
| 4               | -                        | 21.94           | 65               |
| 8               | 5/16/2013                | 15.85           | 51               |
| 9               | 5/31/2017                | 12.44           | 54               |
| 10              | 10/20/2014               | 12.37           | 44               |
| 12              | 1/25/2018                | 20.33           | 62               |
| 5, 6, 7         | -                        | 43              | 104              |
| <b>*Total</b>   | -                        | <b>184</b>      | <b>542</b>       |

\*All values are based on the original master plan and may be subject to change.

On August 16, 2018 City Council voted to approve a variance for the proposed subdivision which would allow a maximum of 48 of the 65 residential lots to have a minimum street frontage dimension of sixty (60') feet. This was a variance from Article III Section 3 (A) of the City subdivision ordinance which states: "All lots in a subdivision within the corporate limits of the City and outside the corporate limits of the City, but within the limits of its extraterritorial jurisdiction which are served by a Public Water and a Public Sewer system, shall have a minimum area of 8,400 square feet and a minimum street frontage of 70 feet..." The east side of the subdivision shares a border with the Van Raub Elementary School and the developer agreed to construct a walking path which would connect the school with the subdivision. In return for approval of the variance, the following conditions were placed on this subdivision which required the following notes to be placed on the plat:

- Note added to the plat guaranteeing permanent pedestrian access to the greenbelt and ingress/egress connection to the BISD campus
- Note added to the plat guaranteeing continuance of permanent pedestrian access to the greenbelt and BISD ingress/egress connection from adjacent un-platted properties

On November 15, 2018 City Council voted to approve the tree preservation and protection plan that called for the removal of six (6) Heritage Trees from the area of a proposed street location and drainage basin. To mitigate, eighteen (18) trees with a caliper of at least two and one half - inches (2.5") will be planted. This action satisfied the prerequisite requirement for approval of the preliminary plat.

On December 13, 2018 the P&Z commission considered and recommended approval of the preliminary plat to the City Council. The City Council approved the preliminary plat at their regularly scheduled meeting on January 3, 2019. Upon Council approval, Vickrey and Associates submitted a final plat package which included subdivision construction plans and letters of certification from each utility provider.

After several rounds of review and comments, Vickrey and Associates submitted an updated final plat and applicable supporting documentation. The updated final plat has satisfied all of the requirements of the City's Subdivision Ordinance.

On February 14, 2019, the P&Z commission considered and recommended approval of the final plat to the City Council at their regularly scheduled meeting.

The Public Works Department recommends approval of the final plat that establishes Front Gate Unit 4.

#### **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.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

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

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

**RECOMMENDATION/PROPOSED MOTION:**

I move to approve the final plat that establishes Front Gate Unit 4.

# PLAT NO.

## SUBDIVISION PLAT ESTABLISHING FRONTGATE UNIT 4

BEING 21.94 ACRES OF THE MARIA F. HERNANDEZ SURVEY NO. 420  
ABSTRACT NO. 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS AND OUT  
OF A 92.01 ACRE TRACT, RECORDED IN VOLUME 15225, PAGE 1410, REAL  
PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF A 78.629  
ACRE TRACT AS RECORDED IN VOLUME 15552, PAGE 1405, REAL PROPERTY  
RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'  
0 50 100 150

## VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004  
Telephone: (210) 348-3271  
TBPB Firm Registration No.: F-159  
TBPBS Firm Registration No.: 10004100

| Line # | Length | Line #      | Length |
|--------|--------|-------------|--------|
| L1     | 71.43  | N43°05'46"E |        |
| L2     | 15.00  | N00°56'02"W |        |
| L3     | 130.00 | N89°03'58"E |        |
| L4     | 30.41  | S89°04'01"W |        |
| L5     | 70.00  | N00°56'02"W |        |
| L6     | 47.44  | N89°04'01"E |        |
| L7     | 49.73  | S89°04'01"W |        |
| L8     | 116.42 | N89°04'01"E |        |
| L9     | 50.78  | N81°32'36"E |        |
| L10    | 50.00  | N00°53'28"W |        |
| L11    | 76.72  | N89°04'01"E |        |
| L12    | 81.44  | N45°56'02"W |        |
| L13    | 79.19  | N46°54'20"E |        |
| L14    | 76.75  | S89°04'01"W |        |
| L15    | 15.00  | N00°56'02"W |        |
| L16    | 40.27  | S44°03'58"W |        |
| L17    | 44.71  | N60°07'06"E |        |
| L18    | 41.22  | N27°32'15"W |        |
| L19    | 40.35  | N29°52'54"W |        |

### TYPICAL CORNER LOT BUILDING SETBACKS

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK  
OF 20' FROM THE FRONT AS SHOWN ABOVE, AND  
SPECIFIC BUILDING SETBACKS REFERRED TO IN THE  
SUBDIVISION DEED RESTRICTIONS.

### TYPICAL UTILITY EASEMENT DETAIL

10' G.E.T. & CA TV  
ESMT. (TYP.)



### LOCATION MAP NOT TO SCALE

**IMPACT FEE PAYMENT DUE: SAVES**  
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS  
PLAT. ALL IMPACT FEES MUST BE PAID FROM THE WATER AND 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 FIRE FLOW REQUIREMENTS FOR THE PROPOSED DEVELOPMENT  
WILL BE 1500 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS  
FOR THE PROPOSED DEVELOPMENT WILL BE 1500 GPM AT 20 PSI RESIDUAL PRESSURE. THE  
FIRE FLOW REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE 1500 GPM AT 20 PSI  
RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR THE PROPOSED DEVELOPMENT  
WILL BE 1500 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS  
FOR THE PROPOSED DEVELOPMENT WILL BE 1500 GPM AT 20 PSI RESIDUAL PRESSURE.

**SAVES HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BEING DEVELOPED FOR HIGH PRESSURE. THE HIGH PRESSURE  
WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT  
ON THE OUTSIDE EDGE OF THE LOT, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE  
PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**INGRESS & EGRESS (SEWER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S  
ADJACENT PROPERTY TO ACCESS THE WASTEWATER EXISTENCE (S) SHOWN ON THIS PLAT.

**INGRESS & EGRESS (WATER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS  
GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EXISTENCE (S) SHOWN ON THIS PLAT.

**PRIVATE STREET DESIGNATION NOTE:**  
LOT 801 AND 802 ARE DESIGNATED AS PRIVATE STREETS AND IS DESIGNATED AS AN  
UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT.

**SANITARY SEWER NOTE:**  
THE DEVELOPER SHALL PROVIDE A SANITARY SEWER  
AND/OR WATER MAINS TO THE SAN ANTONIO WATER  
SYSTEM. THE SANITARY SEWER SHALL BE 12" DIA.  
AND SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER  
SYSTEM.

**CDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS  
SUBDIVISION FOR THIS SUBDIVISION PLAT ARE  
LEFT ON FILE AT THE SAN ANTONIO WATER  
SYSTEM.

### CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC  
SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR  
ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED  
ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",  
"SERVICE EASEMENT", "OVERLAPPING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER  
EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,  
MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANDS OR  
BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS  
NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS  
OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAG FACILITIES WITHIN  
SAG EASEMENT AND RIGHT OF WAY AREAS, AND THE RIGHT TO REMOVE FROM SAG  
LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR  
MAY INTERFERE WITH THE EFFICIENCY OF SAG LINES OR APPURTENANCES THEREIN,  
IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL  
BE PLACED WITHIN SAG EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS  
EQUIPMENT LOCATED WITHIN SAG EASEMENT, DUE TO GRADE CHANGES OR GROUND  
ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS OWNED  
RESPONSIBLE FOR SAG GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING  
ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY  
OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE  
DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE  
ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-  
GROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND  
CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE  
TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION,  
WITH ALL NECESSARY AND/OR DESIRED LINES, LATERALS AND/OR APPURTENANCES THEREIN (LINE UTILITIES)  
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE  
PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSTALLING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND  
REMOVING THE UTILITIES, THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE  
SIDE THEREOF, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM THE RIGHT TO CREATE AND/OR  
CHANGE A STREAM COURSE, REFILL, OR DRY OUT SUCH STREAM COURSE,  
ORIGINATE OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT,  
INSTALL STREAM 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.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH  
DOES NOT DAMAGE, DESTROY, OR OTHERWISE INTERFERE WITH THE USE OF THE EASEMENT.  
HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO DISSEMINATE DAMAGE TO THE PROPERTY IS  
UNDERSTOOD AND THE UTILITY WILL, AT ALL TIMES, WHEN DOING ANY WORK IN CONNECTION WITH THE SYSTEM,  
RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS  
UNDERGONE IN THE EVENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY'S  
CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY  
AND RESPONSIBILITY OF THE PROPERTY OWNER.

### 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, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR #5160

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS  
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY  
KNOWLEDGE AND BELIEF, AND THAT THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UTILITY EASEMENT  
CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING  
COMMISSION.

VICKREY & ASSOCIATES, INC.  
BY: PAUL A. SCHROEDER, P.E.  
LICENSED PROFESSIONAL ENGINEER #5754

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, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR #5160

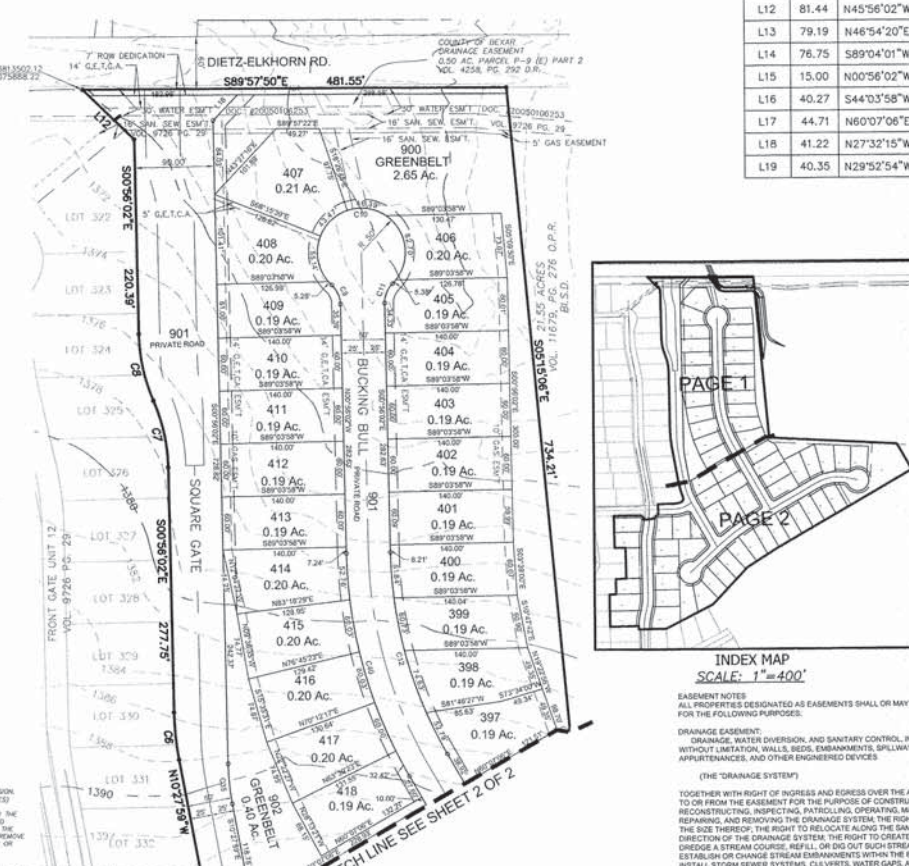
STATE OF TEXAS

COUNTY OF BEXAR

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MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.  
BY: PAUL A. SCHROEDER, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR #5160

- LEGEND**
- SET 1/2" IRON ROD WITH CAP STAMPED  
"VICKREY PROP. COR."
  - 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
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - GAS, ELECTRIC, TELEPHONE  
AND CABLE TV  
BUILDING SETBACK LINE
  - EASEMENT
  - RIGHT OF WAY
  - EXISTING  
VOLUME
  - PAGE
  - C.V.E. CLEAR VISION ESMT
  - BLOCK
  - COUNTY BLOCK
  - ACRES
  - PEDESTRIAN  
CITY LIMITS LINE
  - SAME AS PREVIOUS MEASUREMENT
  - CENTERLINE



### FLOODPLAIN NOTE:

THERE IS NO FEMA 100 YEAR FLOOD ZONE WITHIN THIS  
SUBDIVISION ACCORDING TO FEMA FIRM NO. 48029Q085F,  
EFFECTIVE DATE 03/26/2010

### AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER  
CONTRIBUTING ZONE. ANY REGULATED ACTIVITY MUST COMPLY  
WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING  
TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER CONTRIBUTING  
ZONE.

PERMIT ACCESS BY MEMBERS OF THE FRONT GATE SUBDIVISION (S) TO THE  
B.I.S.D. SCHOOL SITE THROUGH LOT 900, COMMON AREAS/ENGINEER BELT SHALL BE  
ALLOWED AT ALL TIMES UNLESS BY OTHERS BEYOND THE CONTROL OF THE OWNERS OF  
LOT 900.

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

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

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

BASES OF BEARING IS STATE PLANE CORRD. SYSTEM NAD 83

1/2" IRON RODS WITH "VICKREY PROP. COR." SET AT ALL CORNERS UNLESS NOTED  
OTHERWISE. WE DENOTES IRON ROD FOUND

### TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND

TO OR FROM THE EASEMENT FOR THE PURPOSES OF CONSTRUCTING,  
RECONSTRUCTING, INSTALLING, PATROLLING, OPERATING, MAINTAINING,  
REPAIRING, AND REMOVING THE DRAINAGE SYSTEM THE RIGHT TO CHANGE  
THE SIDE THEREOF, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL  
DIRECTION OF THE DRAINAGE SYSTEM THE RIGHT TO CREATE AND/OR  
CHANGE A STREAM COURSE, REFILL, OR DRY OUT SUCH STREAM COURSE,  
ORIGINATE OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT,  
INSTALL STREAM 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 COMPANY. THE CITY DOES NOT GUARANTEE OR WARRANT THAT  
SUCH CONSTRUCTION WILL BE EFFECTIVE. NOR DOES THE CITY ASSUME ANY  
ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING  
WATER, OR DRAINAGE OR ON TO THE PROPERTY, OR ANY OTHER PROPERTY  
OR PERSONS THAT MIGHT BE AFFECTED BY SAG DRAINAGE, RASH, OR GULLY  
IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE  
EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY,  
RUIN, OR UNREASONABLY INTERFERE WITH THE USE OF THE  
EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL  
STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY SHALL MAKE COMMERCIALLY 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'S USUAL AND  
CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE  
VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND  
RESPONSIBILITY OF THE PROPERTY OWNER.

### SHEET 01 OF 02

JOB NO. 2742-004

DATE OF PREPARATION: 10/10/2018

R:\3742-004\ENGINEERING\DWG\01A\_PLAT.DWG

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO,  
AND IN PRESENCE 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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

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. 2018.

NOTARY PUBLIC  
STATE OF TEXAS

THIS PLAT OF FRONT GATE UNIT 4 HAS BEEN SUBMITTED TO AND IS CONSIDERED  
BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED  
BY SUCH COUNCIL DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018

BY: \_\_\_\_\_ MAYOR

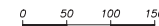
BY: \_\_\_\_\_ CITY SECRETARY

SUBDIVISION PLAT ESTABLISHING  
FRONTGATE UNIT 4

BEING 21.94 ACRES OF THE MARIA F. HERNANDEZ SURVEY NO. 420  
ABSTRACT NO. 314, COUNTY BLOCK 4709, BEAR COUNTY, TEXAS AND OUT  
OF A 92.07 ACRE TRACT, RECORDED IN VOLUME 16225, PAGE 1410, REAL  
PROPERTY RECORDS OF BEAR COUNTY, TEXAS, AND OUT OF A 78.629  
ACRE TRACT AS RECORDED IN VOLUME 15892, PAGE 1405, REAL PROPERTY  
RECORDS OF BEAR COUNTY, TEXAS.



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  
TBLPS Firm Registration No.: 10004100

**INGRESS & EGRESS (WATER) :**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER DRAINAGE (S) SHOWN ON THIS PLAT.

**PRIVATE STREET DESIGNATION NOTE:**  
LOT 801 AND 805 ARE PRIVATE STREETS AND ARE DESIGNED AS AN UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT.

**SANITARY SEWER 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 (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC HIGHWAY, 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  
ELANDER RIDGE SA LLC  
11 LYNN BATTIS LANE, STE. 100  
SAN ANTONIO, TEXAS 78218

STATE OF TEXAS  
COUNTY OF BEAR

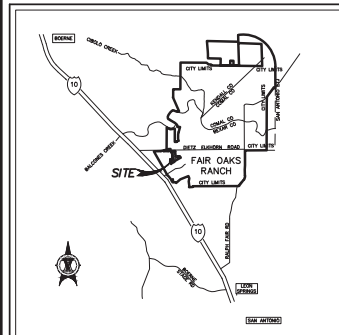
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

NOTARY PUBLIC  
STATE OF TEXAS

THIS PLAT OF FRONT GATE UNIT 4 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., 2018

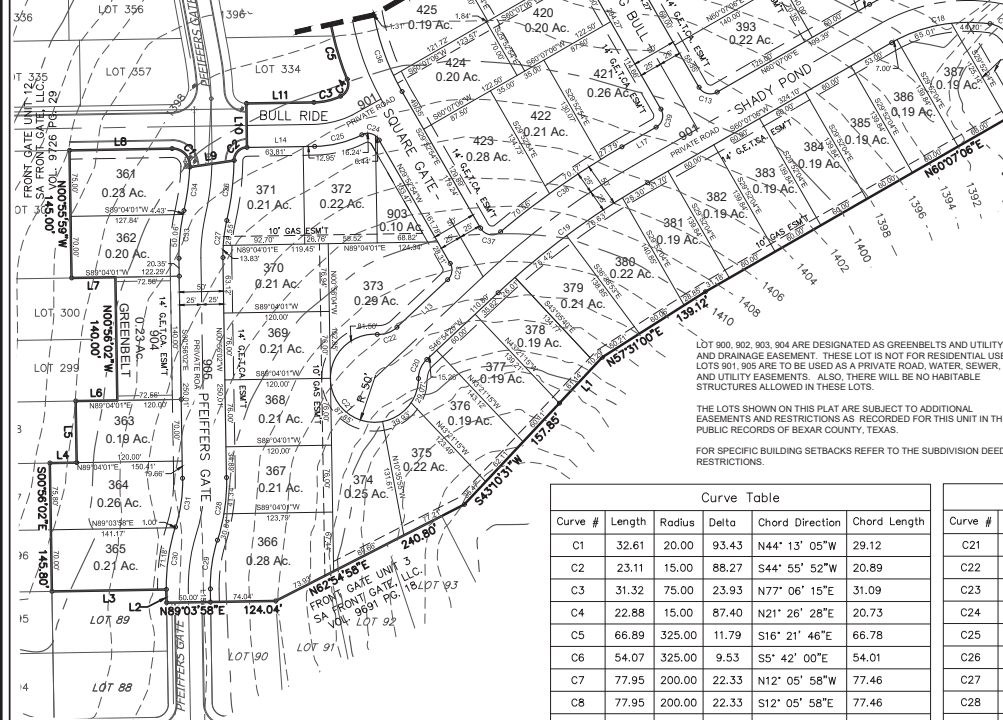
BY \_\_\_\_\_ MAYOR  
BY \_\_\_\_\_ CITY SECRETARY



LOCATION MAP  
NOT TO SCALE

**IMPACT FEE PAYMENT DUE TO '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 1,000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE DETERMINED 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.



| Curve Table |        |        |        |                 |              |
|-------------|--------|--------|--------|-----------------|--------------|
| Curve #     | Length | Radius | Delta  | Chord Direction | Chord Length |
| C1          | 32.61  | 20.00  | 93.43  | N44° 13' 05"W   | 29.12        |
| C2          | 23.11  | 15.00  | 88.27  | S44° 55' 52"W   | 20.89        |
| C3          | 31.32  | 75.00  | 23.93  | N77° 06' 15"E   | 31.09        |
| C4          | 22.88  | 15.00  | 87.40  | N21° 26' 28"E   | 20.73        |
| C5          | 66.89  | 325.00 | 11.79  | S16° 21' 46"E   | 66.78        |
| C6          | 54.07  | 325.00 | 9.53   | S5° 42' 00"E    | 54.01        |
| C7          | 77.95  | 200.00 | 22.33  | N12° 05' 58"W   | 77.46        |
| C8          | 77.95  | 200.00 | 22.33  | S12° 05' 58"E   | 77.46        |
| C9          | 24.38  | 30.00  | 46.57  | N24° 13' 03"W   | 23.72        |
| C10         | 238.36 | 50.00  | 273.13 | N89° 03' 58"E   | 68.75        |
| C11         | 24.38  | 30.00  | 46.57  | S22° 21' 00"W   | 23.72        |
| C12         | 239.99 | 475.00 | 28.95  | S15° 24' 28"E   | 237.44       |
| C13         | 23.56  | 15.00  | 90.00  | S74° 52' 54"E   | 21.21        |
| C14         | 155.61 | 225.00 | 39.63  | N79° 55' 54"E   | 152.53       |
| C15         | 23.45  | 30.00  | 44.79  | N77° 20' 56"E   | 22.86        |
| C16         | 238.28 | 50.00  | 273.05 | S11° 28' 36"W   | 68.81        |
| C17         | 25.95  | 30.00  | 49.57  | N56° 47' 04"W   | 25.15        |
| C18         | 117.02 | 175.00 | 38.31  | S79° 16' 28"W   | 114.85       |
| C19         | 206.40 | 895.00 | 13.21  | S53° 30' 43"W   | 205.94       |
| C20         | 24.38  | 30.00  | 46.57  | S23° 37' 18"W   | 23.72        |

| Curve Table |        |        |        |                 |              |
|-------------|--------|--------|--------|-----------------|--------------|
| Curve #     | Length | Radius | Delta  | Chord Direction | Chord Length |
| C21         | 238.36 | 50.00  | 273.13 | N43° 05' 40"W   | 68.75        |
| C22         | 24.38  | 30.00  | 46.57  | N70° 11' 21"E   | 23.72        |
| C23         | 20.10  | 15.00  | 76.79  | N8° 30' 43"E    | 18.63        |
| C24         | 22.68  | 15.00  | 86.62  | N73° 11' 27"W   | 20.58        |
| C25         | 55.78  | 125.00 | 25.57  | S76° 17' 00"W   | 55.32        |
| C26         | 68.90  | 325.00 | 12.15  | N6° 52' 07"E    | 68.77        |
| C27         | 42.38  | 175.00 | 13.88  | N6° 00' 15"E    | 42.28        |
| C28         | 72.18  | 225.00 | 18.38  | N8° 15' 26"E    | 71.88        |
| C29         | 56.14  | 175.00 | 18.38  | N8° 15' 26"E    | 55.90        |
| C30         | 72.18  | 225.00 | 18.38  | S8° 15' 26"W    | 71.88        |
| C31         | 56.14  | 175.00 | 18.38  | S8° 15' 26"W    | 55.90        |
| C33         | 54.49  | 225.00 | 13.88  | S6° 00' 15"W    | 54.36        |
| C34         | 50.13  | 275.00 | 10.45  | S7° 43' 09"W    | 50.06        |
| C35         | 45.75  | 275.00 | 9.53   | S5° 42' 00"E    | 45.70        |
| C36         | 93.19  | 275.00 | 19.42  | S20° 10' 26"E   | 92.74        |
| C37         | 26.24  | 15.00  | 100.22 | S79° 59' 25"E   | 23.02        |
| C38         | 168.52 | 945.00 | 10.22  | N55° 00' 35"E   | 168.29       |
| C39         | 23.56  | 15.00  | 90.00  | N15° 07' 06"E   | 21.21        |
| C40         | 265.25 | 525.00 | 28.95  | N15° 24' 28"W   | 262.44       |

THIS PROJECT WILL CONSIST OF 68 RESIDENTIAL LOTS, 4 GREENBELT LOTS, AND 4 LOTS FOR PRIVATE STREET.

SHEET 02 OF 02

JOB NO. 2742-004

DATE OF PREPARATION: 10/10/2018

R:\2742-004\ENGINEERING\DWG\SH\_PLAT.DWG

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



STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND 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 #5150

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED 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 #57564



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**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**February 21, 2019**

---

AGENDA TOPIC:      Consideration and possible action approving a Tree Preservation Plan for Front Gate Unit 2B

DATE:                      February 21, 2019

DEPARTMENT:        Public Works

PRESENTED BY:      Melissa Castro, Environmental Compliance Manager

---

**INTRODUCTION/BACKGROUND:**

On February 5, 2019, a preliminary plat, establishing Front Gate Unit 2B, was submitted to the Public Works Department by Vickrey and Associates, Inc. This preliminary plat consists of 12.106 acres of residential development.

Regarding the submission of a preliminary plat, Article II, Section 1 (C, 13) of the City's subdivision 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 two (2) trees meeting the definition of a heritage tree. To mitigate, six (6) trees with a caliper of at least two and one half - inches (2.5") will be planted. The applicant has been informed that the heritage trees will require City Council approval prior to removal.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

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

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

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

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

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

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

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

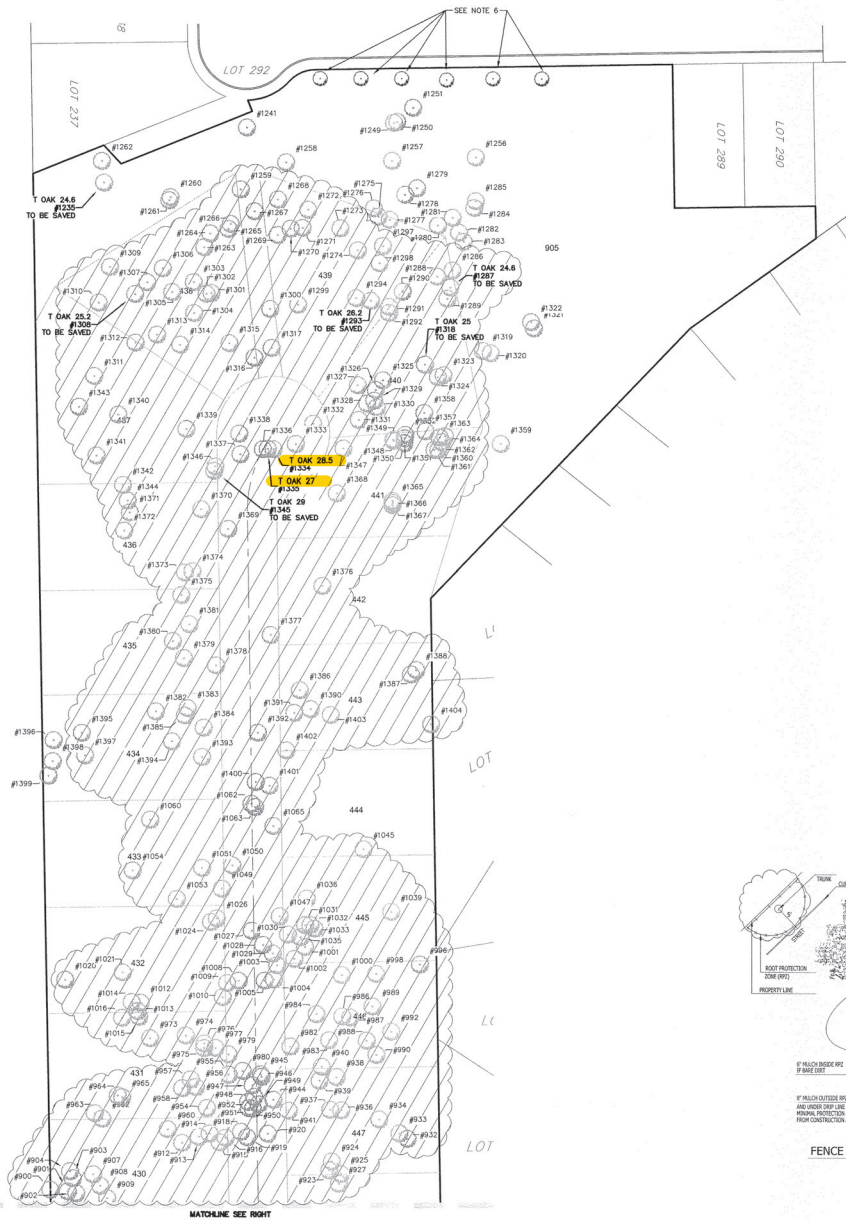
N/A

**LEGAL ANALYSIS:**

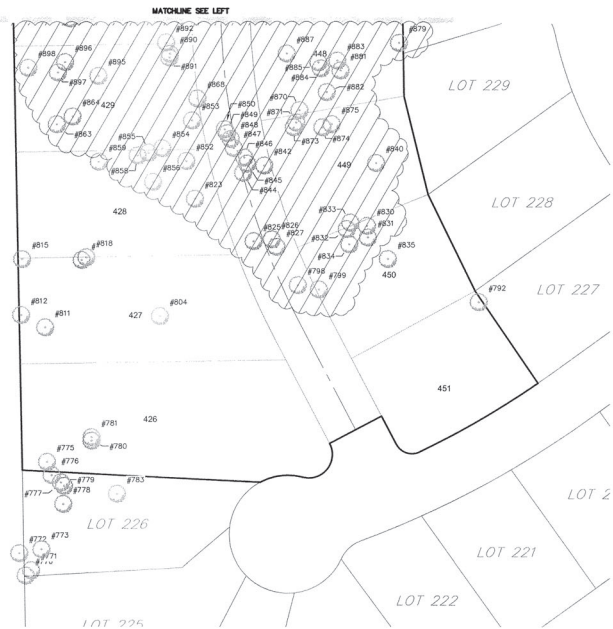
N/A

**RECOMMENDATION/PROPOSED MOTION:**

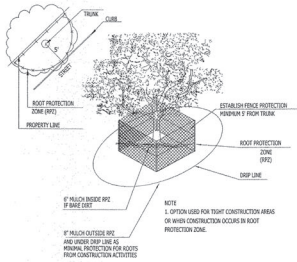
I move to approve the Tree Preservation Plan for the proposed subdivision of Front Gate Unit 2B.



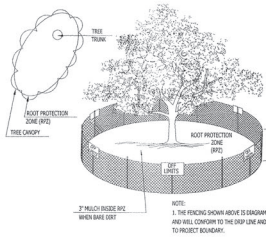
SCALE: 1"=50'



- NOTES:
- 1) NO OLD GROWTH CEDAR.
  - 2) EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES.
  - 3) ALL TREE REMOVAL WILL BE PERFORMED IN COMPLIANCE WITH THE CITY'S OAK-WILT PREVENTION ORDER.
  - 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 8 HERITAGE TREES. 2 TO BE REMOVED, 6 TO BE SAVED.
  - 6) TO MITIGATE TREES #1334 AND #1335. 6-2 1/2" TREES WILL BE PLANTED.



FENCE PROTECTION DETAILS



FENCE PROTECTION DETAILS



2-11-19

| REVISIONS |      |    |       |       |
|-----------|------|----|-------|-------|
| NO.       | DATE | BY | CHKD. | DESC. |
| 1         |      |    |       |       |
| 2         |      |    |       |       |
| 3         |      |    |       |       |
| 4         |      |    |       |       |
| 5         |      |    |       |       |

**VICKREY & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 CIVIL - ENVIRONMENTAL - SURVEY  
 12400 County Parkway San Antonio, TX 78216  
 Firm Registration No. 12-159



PREPARED FOR:  
 SA (Project) DATE: 1/11/19

**TREE PLAN**  
**FRONT GATE UNIT 2B**  
**FAIR OAKS RANCH, TEXAS**

|                          |                      |
|--------------------------|----------------------|
| PLAT NO.                 | DATE:                |
| Vertical Scale 1"=4' N/A | Horizontal Scale 1"= |
| SHEET                    | OF                   |
| PROJ. NO. 2472-003       |                      |



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## CITY COUNCIL CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

February 21, 2019

---

AGENDA TOPIC: Discussion and possible action on determining the appointment method to the City of Fair Oaks Ranch Zoning Board of Adjustment

DATE: February 21, 2019

DEPARTMENT: Administration

PRESENTED BY: Assistant City Manager

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### **INTRODUCTION/BACKGROUND:**

In June 2018, under Ordinance 2018-05, the City Council amended the city's Code of Ordinances, Chapter 14 by adopting zoning districts and zoning regulations in the City of Fair Oaks Ranch. Section 14.01.004 (Attachment A) entitled, "Zoning Board of Adjustment" provides for the structure, procedures, and duties of the Zoning Board of Adjustment ("the Board").

Pursuant to Chapter 211 of the Local Government Code, the Board is a quasi-judicial board that does not serve at the will of the City Council. It is not a legislative body with the authority to amend ordinances or create new laws. The Board:

1. Conducts hearings on matters dealing with the Fair Oaks Ranch Zoning Ordinance and determines if strict compliance with the ordinance will create a hardship.
2. Considers whether a variance will comply with the spirit and intent of the zoning ordinance.
3. Hears and decides appeals where it is alleged that there is an error in an order, requirement, decision, or determination made by any administrative office of the City in the enforcement of the zoning ordinance.

Regarding the creation of the Board, the zoning ordinance provides for two City Council actions:

1. The Board shall consist of five (5) members *who shall be appointed* by majority vote of the City Council.
2. City Council, by majority vote, *shall appoint two individuals as alternate board members* to serve in the absence of one or more regular members when requested to do so by the mayor or city manager.

This agenda item today is for City Council to determine the appointment method to the Board; for example: *City Council appointments of their choice, or the utilization of an application and/or interview process.* Below are potential time lines for each example:

### **City Council Appointments**

March 4 – City Council appoints members to the Board

### **Applications (draft Application – Attachment B)**

February 25 – Posting of application on various platforms

March 8 – Deadline to receive applications

March 21 – City Council reviews applications and makes appointments

**Applications with Interviews (draft Application – Attachment B)**

February 25 – Posting of application on various platforms

March 8 – Deadline to receive applications

March 21 – City Council reviews applications and determine interviewees

April 4 – City Council interviews applicants and makes appointments

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

1. Complies with the city's Zoning Ordinance, Section 14.01.004
2. Complies with Texas Local Government Code, Chapter 211.008
3. Opportunity for citizenry involvement relative to zoning adjustment hearings and decisions

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

FY2018/19 budgeted funds for meetings and travel is \$1000.

**LEGAL ANALYSIS:**

Legal affirmed staff's review and interpretation of the city's zoning ordinance and state statute, inclusive of zoning board of adjustment appointments.

**RECOMMENDATION/PROPOSED MOTION:**

No formal action but provide staff with general insight and direction regarding a means and method to appoint members to the Fair Oaks Ranch Zoning Board of Adjustment.

**City of Fair Oaks Ranch  
Chapter 14, Zoning**

**Section 14.01.004 Zoning Board of Adjustment.**

- (a) Structure and Procedure of the Zoning Board of Adjustment.
  - (1) Creations, Appointment and Removal.
    - (A) The Zoning Board of Adjustment is established in accordance with Chapter 211 of the Texas Local Government Code (LGC). The Board members are appointed by the City Council.
    - (B) **The Board shall consist of five (5) members who shall be appointed by majority vote of the City Council.**
    - (C) **A member may only be removed for cause.**
    - (D) A vacancy on the Board shall be filled for the unexpired term.
    - (E) **City Council, by majority vote, shall appoint two individuals as alternate board members to serve in the absence of one or more regular members when requested to do so by the mayor or city manager.** An alternate member serves for the same period as a regular member and is subject to removal in the same manner as a regular member. A vacancy among the alternate members is filled in the same manner as a vacancy among the regular members.
- (b) Meetings and Vote.
  - (1) **Each case before the Zoning Board of Adjustment must be heard by at least four (4) of the five (5) members.**
  - (2) The concurring vote of four (4) of the five (5) members of the Board is necessary to:
    - (A) reverse an order, requirement, decision or determination of an administrative official;  
or
    - (B) authorize a variation from the terms of a zoning regulation.
- (c) Duties and Approval Authority. The Board shall have the following duties:
  - (1) The Zoning Board of Adjustment shall hear and decide appeals when error is alleged in any order, requirement, decision or determination made by an administrative official of the City in the enforcement of any zoning related decisions. The Zoning Board of Adjustment may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Board has the same authority as the administrative official.
  - (2) The Zoning Board of Adjustment may authorize, in specific cases, a variance from zoning regulations, unless specified otherwise, if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation would result in unnecessary hardship, and so that the spirit of the regulation ordinance adopted hereunder is observed and substantial justice is done. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by the City's zoning regulations. In order to make a finding of hardship and grant a variance from the zoning regulations, the Board must determine the following:
    - (A) the requested variance does not violate the intent of the zoning regulations;
    - (B) special conditions of restricted area, topography or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district;

- (C) the hardship is in no way the result of the applicant's own actions; and
- (D) the interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions.

Ordinance 2018-05, adopted 6/21/2018

Texas Local Government Code 211.008 – 211.009

**Application for Consideration of Appointment  
to the  
City of Fair Oaks Ranch Zoning Board of Adjustment**

**Authority and Purpose of Zoning Board of Adjustment**

The legal authority for the Zoning Board of Adjustment is found in Section 211.008 of the Texas Local Government Code and in Chapter 14 of the city's Code of Ordinances (Zoning). In accordance to both, the Board shall have the following duties:

1. Hear and decide appeals when error is alleged in any order, requirement, decision or determination made by an administrative official of the City in the enforcement of any zoning related decisions. The Board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Board has the same authority as the administrative official.
2. May authorize, in specific cases, a variance from zoning regulations, unless specified otherwise, if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation would result in unnecessary hardship, and so that the spirit of the regulation ordinance relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall In order to make a finding of hardship and grant a variance from the zoning regulations, the Board must determine the following (*Exhibit A attached is an example of a Finding-Variance flowchart*):
  - (A) the requested variance does not violate the intent of the zoning regulations;
  - (B) special conditions of restricted area, topography or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district;
  - (C) the hardship is in no way the result of the applicant's own actions; and
  - (D) the interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions.

**Membership and Term**

1. Membership is composed of five (5) members and two (2) alternates appointed by the City Council. The Board shall choose a Presiding Officer and Acting Presiding Officer from among its regular members.
2. Overlapping two year terms.
3. Members shall be at least 18 years of age, be resident citizens and shall be qualified voters of the city.
4. Members shall not be employed by the City of Fair Oaks Ranch and, shall not receive any salary or compensation for services to the Board.
5. Members may only be removed, before the expiration of the term of appointment, for cause.

**Meetings**

1. Meetings shall be held at the call of the presiding officer and at other times as determined by the Board.
2. Meetings shall be held at the Municipal Complex and shall be open to the public.
3. Each case before the Board must be heard by at least 75 percent of the members or by at least four (4) of the five (5) members.

## APPLICATION FOR APPOINTMENT TO THE ZONING BOARD OF ADJUSTMENT

Full Name \_\_\_\_\_  
Home Address \_\_\_\_\_  
Home Phone \_\_\_\_\_ Work or Cell Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

**These following questions are asked because the City Council wants to maintain balance to insure proper representation on the Board:**

Are you a citizen of the City of Fair Oaks Ranch? \_\_\_\_\_ Yes \_\_\_\_\_ No

Are you at least 18 years of age? \_\_\_\_\_ Yes \_\_\_\_\_ No

Are you registered to vote in the City of Fair Oaks Ranch? \_\_\_\_\_ Yes \_\_\_\_\_ No

Do you have immediate family working for the City of Fair Oaks Ranch? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, who? \_\_\_\_\_

Do you have immediate family serving on City Council/Board/Commissions of the City of Fair Oaks Ranch? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, who and where do they serve? \_\_\_\_\_

Current or past occupation or area of expertise \_\_\_\_\_

Professional and/or community activities (including service on City of Fair Oaks Ranch Board, Commissions, Committees) \_\_\_\_\_

What interests you about serving on the Zoning Board of Adjustment?

\_\_\_\_\_  
\_\_\_\_\_

### **Certification**

I am not employed by the City of Fair Oaks Ranch. If appointed, I will notify the City of any changes in my residence or business, or of any other relevant changes that would affect my appointment. I will also notify the City if any potential conflicts of interest arise. I recognize that my appointment requires attendance and participation at all scheduled meetings. Failure to do so may result in my removal. In filing this application, I understand that it becomes a part of the public records of the City of Fair Oaks Ranch\*. I agree to take the Texas Open Meeting training mandated by Texas Government Code 551.005 within 90 days of my appointment. I further understand and acknowledge that by signing this Application, I certify that all information on this Application is complete, truthful and accurate to the best of my knowledge.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*The Public Information Act (GC 552.024) allows employees, public officials, and former employees and officials of a governmental body to elect whether to keep certain information about them confidential. Unless you choose to keep it confidential, the following information may be subject to public release if requested under the Public Information Act. Therefore, please indicate whether you wish to allow public release of the following information:

|                                 | Public Access? |     |
|---------------------------------|----------------|-----|
| Home Address                    | No             | Yes |
| Home/ Cellular Telephone Number | No             | Yes |
| Email Address                   | No             | Yes |

\*\*\*\*\*

Drop off, mail, fax or email completed application to (a photocopy of this application shall be as valid as the original):

City of Fair Oaks Ranch  
City Secretary, C. Picioccio  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015  
210-698-0900 (Office) or 210-698-3565 (Fax)  
[christinap@fairoaksranchtx.org](mailto:christinap@fairoaksranchtx.org)

***Thank you for your interest in serving the City of Fair Oaks Ranch***

|                                    |         |               |
|------------------------------------|---------|---------------|
| <b><u>Staff Notations Only</u></b> |         |               |
| Date application received: _____   |         |               |
| Council action date: _____         | Council | Action: _____ |
| Expiration of term: _____          |         |               |

**Exhibit A**

**FINDINGS – VARIANCE**

| <u>Inquiry</u>                                                                            |   | <u>Finding</u>                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the request for a variance owing to special condition inherent in the property itself? | → | The property is/has ... (e.g., odd-shaped, unusual topo, etc.)                                                                                                                      |
| If yes, CONTINUE<br>If no, STOP                                                           |   |                                                                                                                                                                                     |
| ↓                                                                                         |   |                                                                                                                                                                                     |
| Is the condition one unique to the property requesting the variance?                      | → | The condition is unique to this property.                                                                                                                                           |
| If yes, CONTINUE<br>If no, STOP                                                           |   |                                                                                                                                                                                     |
| ↓                                                                                         |   |                                                                                                                                                                                     |
| Is the condition self-imposed or self-created?                                            |   | The condition necessitating the request was not created by the property owner.                                                                                                      |
| If yes, STOP<br>If no, PROCEED                                                            |   |                                                                                                                                                                                     |
| ↓                                                                                         |   |                                                                                                                                                                                     |
| Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?     | → | Strict enforcement of the zoning ordinance would impose a hardship above that suffered by the general public.                                                                       |
| If yes, CONTINUE<br>If no, STOP                                                           |   |                                                                                                                                                                                     |
| ↓                                                                                         |   |                                                                                                                                                                                     |
| Will the hardship prevent any reasonable use whatsoever?                                  | → | Without the grant of the requested variance, the property owner would be deprived of the right to use his property. Financial considerations alone cannot satisfy this requirement. |
| If yes, CONTINUE<br>If no STOP                                                            |   |                                                                                                                                                                                     |
| ↓                                                                                         |   |                                                                                                                                                                                     |
| Would the grant of the variance be contrary to public interest?                           |   |                                                                                                                                                                                     |
| If yes, STOP<br>If no, CONTINUE                                                           |   |                                                                                                                                                                                     |
| ↓                                                                                         |   |                                                                                                                                                                                     |
| Is the request within the spirit of the ordinance; does it further substantiate justice?  |   |                                                                                                                                                                                     |
| If yes, CONTINUE<br>If no STOP                                                            |   |                                                                                                                                                                                     |



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**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**February 21, 2019**

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AGENDA TOPIC: Presentation of the Government Finance Officers Association award for Excellence in Financial Reporting

START/END DATE: February 21, 2019

DEPARTMENT: Finance

PRESENTED BY: Sarah Buckelew, Finance Director

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**INTRODUCTION/BACKGROUND:**

The Government Finance Officers Association established the Certificate of Achievement for Excellence in Financial Reporting Program (CAFR Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare comprehensive annual financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal.

Reports submitted to the CAFR program are reviewed by selected members of the GFOA professional staff and the GFOA Special Review Committee (SRC), which comprises individuals with expertise in public sector financial reporting and includes financial statement preparers, independent auditors, academics, and other finance professionals.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

2018 was the very first year a CAFR was submitted by the City of Fair Oaks Ranch. In January, it was announced that Fair Oaks Ranch had received the prestigious GFOA Certificate of Achievement, an extraordinary accomplishment considering it was the first year of participation. Winning this award is a mark of distinction, and it shows the City's commitment to financial reporting that is organized and transparent.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

N/A