



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

January 17, 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. Reading of Proclamation honoring citizen Frank Williams for his years of portraying Santa Claus.
- B. Swearing in of newly hired Police Officer Matthew Drexler.
- C. Recognition of Patrolman Griffin's promotion to Sergeant.
- D. Presentation of a 10 Year Employee Service Award to Sergeant Michael Valdez.
- E. Citizens to be heard.

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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 November 30, 2018 Special City Council Meeting Minutes.
- B. Approval of January 3, 2019 Regular City Council Meeting Minutes.
- C. Approval of the Second Reading of an Ordinance amending the official zoning map by zoning 9120 Old Dietz Elkhorn Road, Mann-Blodgett Subdivision, CB 4707E, Block 1 Lot 1 Fair Oaks Ranch, Bexar County Texas from Existing Residential 3 (R-3) to Neighborhood Commercial (NC).

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Pgs. 5-6

Pgs. 7-37

IV. DISCUSSION/CONSIDERATION ITEMS

- A. Discussion and possible action approving the preliminary replat and subdivision plat that establishes HPI Fair Oaks Self Storage.

Adrian M. Garcia, P.E., Manager of Engineering Services Pgs. 38-41

V. REPORTS FROM STAFF / COMMITTEES / COUNCIL

A. None

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.

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, both places being convenient and readily accessible to the general public at all times. Said Notice was posted by 5:00 PM, January 14, 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).

PROCLAMATION

City of Fair Oaks Ranch

WHEREAS, the City Council of the City of Fair Oaks Ranch recognizes enthusiasm to share time, knowledge, talents and love for our community and fellow man is very much evident through the spirit of volunteerism; and,

WHEREAS, volunteers inspire people to take action for a positive change and have a definite influence for the good of all as they are steadfast and dependable possessing staying power and the will to be of service when needed by our City; and,

WHEREAS, the giving of oneself in service to another empowers the giver and the recipient; and,

WHEREAS, in the true spirit of the Christmas Season Frank Williams, a citizen volunteer, enthusiastically enriched the lives of Fair Oaks Ranch children and parents alike by quietly and professionally portraying Santa Claus, for twenty years, at the Fair Oaks Ranch Homeowner's Association Christmas event held the Sunday after Thanksgiving. Instead of a sleigh, Santa and his elves arrived on a fire truck with police escort. While the sirens loudly announced his arrival the children anxiously awaited their turn to visit with Santa; and,

WHEREAS, in November 2018, the citizens of Fair Oaks Ranch lost their beloved volunteer Santa Claus; and,

WHEREAS, the City Council of the City of Fair Oaks Ranch desires to recognize Frank for his public service commitment in donating his time, energy and strength, and to publicly mourn the loss of this kind and generous man.

NOW THEREFORE, by the power vested in me as Mayor of the City of Fair Oaks Ranch, Texas, I, hereby proclaim our sincere thanks to

FRANK WILLIAMS

for his sincere dedication in enriching the lives, of all ages, in our community. Furthermore, we mourn with the family and will continue the great work of Frank Williams by urging all fellow citizens to volunteer in our community.

WITNESS MY HAND AND SEAL THIS 17th DAY OF JANUARY, 2019.

Garry Manitzas, Mayor

Christina Picioccio, City Secretary

**CITY OF FAIR OAKS RANCH
CITY COUNCIL SPECIAL MEETING MINUTES
November 30, 2018
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015**

I. ROLL CALL – DECLARATION OF A QUORUM

A. Roll Call – Declaration of a Quorum

Present: Mayor Manitzas and Mayor Pro-Tem Havard

Council Members: Elizondo, Koerner, Maxton and Patel

Absent: Council Member: Hartpence

With a quorum present, Mayor Manitzas called the Special City Council meeting to order at 11:30 AM.

B. The Pledge of Allegiance was led by Charlan Beal.

II. PURPOSE OF SPECIAL CALLED MEETING

Discussion and possible action approving Amendment No. 4 to the Development Agreement among the City of Fair Oaks Ranch and SF Fair Oaks Development LLC, a Texas limited liability company, being the successor in interest to David and Dianne Owens, and to Scott Felder Homes, LLC; and authorizing the City Manager to sign said Agreement.

MOTION: Made by Mayor Pro-Tem Havard, seconded by Council Member Koerner to approve Amendment No. 4 and authorize the City Manager to sign.

VOTE: 6-0: Motion Passed.

III. ADJOURNMENT

Mayor Manitzas adjourned the meeting at 11:33 AM.

Garry Manitzas, Mayor

ATTEST:

Christina Picioccio, City Secretary

**CITY OF FAIR OAKS RANCH
CITY COUNCIL MEETING MINUTES
January 3, 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, Koerner, Maxton and Patel

Absent: Council Member Hartpence

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, Richard Morris.

II. CITIZENS and GUEST FORUM / PRESENTATIONS

A. Mayor Manitzas presented a 10 year service award to GIS Technician, Ernie Martinez.

B. There were no citizens to be heard.

III. CONSENT AGENDA

A. Approval of December 6, 2018 Regular City Council Meeting Minutes.

B. Approval of December 13, 2018 Joint City Council and P&Z Commission Public Hearing.

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

IV. DISCUSSION/CONSIDERATION ITEMS

A. Discussion and possible action to approve a Fire Inspector Services Agreement and to authorize the City Manager to execute the Agreement.

MOTION: Made by Council Member Elizondo, seconded by Council Member Koerner to approve the professional services agreement for fire inspection services and authorize the City Manager to execute the agreement.

VOTE: 6-0; Motion Passed.

B. Discussion and possible action on the First Reading of an Ordinance amending the official zoning map by zoning 9120 Old Dietz Elkhorn Road, Mann-Blodgett Subdivision, CB 4707E, Block 1, Lot 1, Fair Oaks Ranch, Bexar County Texas from Existing Residential 3 (R-3) to Neighborhood Commercial (NC).

MOTION: Made by Mayor Pro-Tem Havard, seconded by Council Member Patel to approve the ordinance amending the official zoning map by zoning 9120 Old Dietz Elkhorn Road, Mann-Blodgett Subdivision, CB 4707E, Block 1, Lot 1, Fair Oaks Ranch, Bexar County Texas from Existing Residential 3 (R-3) to Neighborhood Commercial (NC).

VOTE: 6-0; Motion Passed.

C. Discussion and possible action to approve the preliminary plat that establishes Front Gate Unit 4.

MOTION: Made by Council Member Maxton, seconded by Council Member Elizondo to approve the preliminary plat that establishes Front Gate Unit 4.

VOTE: 6-0; Motion Passed.

V. REPORTS FROM STAFF / COMMITTEES / COUNCIL

- A. City Secretary, Christina Picioccio, highlighted important dates of the May 4, 2019 City Election.²
- B. Director of Finance, Sarah Buckelew outlined the proposed calendar for the Strategic Planning Phase for the FY 2019-20 budget process.

VI. ADJOURNMENT

Mayor adjourned the City Council meeting at 9:49 AM.

ATTEST:

Garry Manitzas, Mayor

Christina Picioccio, City Secretary



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

January 17, 2019

AGENDA TOPIC: Discussion and possible action on the Second Reading of an Ordinance amending the official zoning map by zoning 9120 Old Dietz Elkhorn Road, Mann-Blodgett Subdivision, CB 4707E, Block 1, Lot 1, Fair Oaks Ranch, Bexar County Texas From Existing Residential 3 (R-3) to Neighborhood Commercial (NC)

DATE: January 17, 2019

DEPARTMENT: Engineering Services

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

INTRODUCTION/BACKGROUND:

A joint public hearing was held with City Council and the Planning and Zoning (P&Z) Commission on December 13, 2018 for the zoning change application, ZC 2018-01. The subject property exists at 9120 Old Dietz Elkhorn Road. The request is for a zoning change from Existing Residential three (R-3) to Neighborhood Commercial (NC) to allow the owner to utilize the property as co-working office space and a bistro/café.

Following the joint public hearing on December 13, 2018, the P&Z Commission conducted their regularly scheduled meeting. The P&Z Commission voted to recommend approval of the zoning change request to the City Council.

The City Council is the final authority on all zoning change applications. An ordinance is required to amend the zoning of the subject property and to amend the Official Zoning Map of the City.

The First Reading of the Ordinance was approved by Council at the January 3, 2019 Council Meeting.

LEGAL ANALYSIS:

The attached staff report and the joint public hearing held on December 13, 2018 demonstrate compliance with the requirements as prescribed in Chapter 211 of the Local Government Code and the City's zoning ordinance.

RECOMMENDATION/PROPOSED MOTION:

Approval of the Second Reading of an Ordinance amending the official zoning map by zoning 9120 Old Dietz Elkhorn Road, Mann-Blodgett Subdivision, CB 4707E, Block 1, Lot 1, Fair Oaks Ranch, Bexar County Texas From Existing Residential 3 (R-3) to Neighborhood Commercial (NC) – (Consent Agenda).

STAFF REPORT

To: City Council and Planning and Zoning Commission
From: Engineering Services Department
Date: December 13, 2018
Re: Zoning Change Request No: ZC 2018-01

A request from Jim Warren on behalf of Roman Blodgett owner; for approval of a zoning change from Existing Residential three (R-3) to Neighborhood Commercial (NC) to utilize the property as co-working office space and a bistro/café on approximately 2.249 acres of land.

General Location: 9120 Old Dietz Elkhorn Road

Summary of Request

The request is for a zoning change from Existing Residential three (R-3) to Neighborhood Commercial (NC) to allow the owner to utilize the property as co-working office space and a bistro/café.

Recommendation

Staff recommends approval of the zoning change for the following reasons:

- 1) The adopted Future Land Use Map designates this property as Neighborhood Commercial (NC).
- 2) This property operated as a restaurant/bistro/wine bar from June 2016 to June 2017. This property was annexed into the City in November 2017.
- 3) This property is adequate in size and shape to facilitate the uses that are permitted by right for the requested zoning designation.
- 4) The extension and enhancement of utilities is not required to continue serving the property in a commercial capacity.

Site History

From 2007 to 2015, the property was owned and operated by Coyle Engineering as commercial office space. In May 2015, the property was sold to the Blodgett's, whom operated it as a restaurant/bistro/wine bar from June 2016 to June 2017. In May 2016, the City Council of Fair Oaks Ranch approved the final plat of the Mann-Blodgett subdivision in conjunction with Bexar County as the property was located in the City's ETJ.

This property was located in the City's extra territorial jurisdiction (ETJ) until it was annexed into the City in November of 2017. Upon adoption of the zoning map and future land use map in June 2018, the property was given an Existing Residential 3 (R-3) designation.

This site is generally located along the south side of Old Dietz Elkhorn Road, immediately west of the Front Gate subdivision and north of the Methodist Church. A summary of the surrounding land uses and zoning designations can be found in the following table:

Zoning		Land Use
NORTH	None (Outside City Limits)	N/A
SOUTH	Civic and Community Facilities	Church
EAST	Existing Residential -1	Residential
WEST	Civic and Community Facilities	Church

Conformance with Future Land Use Map

The Future Land Use Map adopted in June of 2018 designates this property as Neighborhood Commercial (NC). The NC zoning district is described as “...intended to provide areas for commercial activity and certain other activities that are relatively compatible with residential areas or is located within residential neighborhoods.” Uses permitted by right in the NC zoning district, include the following:

- Retail Sales or Service with no drive through facility
- Food Service Uses such as full-service restaurants, cafeterias, bakeries catering and snack bars with no drive through facilities
- Art, antique, museum, furniture or galleries (retail, repair or artisanal fabrication)
- Commercial/ Office with no drive through facility
- Fitness, recreational sports, gym, athletic club, dance or yoga studio
- Parks, greens, plazas, squares, and playgrounds
- Business associations and professional membership organizations
- Social, fraternal and philanthropic organizations
- Public administration uses (including local, state, and federal government uses, public safety, health and human services)
- Accessory Building Residential Unit (Garage Apt.)
- Single-family Residential Attached/ Townhomes/ Patio Home/ Duplex/ Multi Unit Home (3-4 Units)
- Home Occupations

The applicant has stated the property owner’s intent to operate co-working office space and a bistro/café. The applicant indicated that alcohol will not be sold on the property. More information regarding the proposed intended use of this property can be found in Exhibit 6 – Applicant Packet.

Platting Status

In May 2016, the City Council of Fair Oaks Ranch approved the final plat of the Mann-Blodgett when the property was located in the City’s ETJ. At that time, the City did not have an inter-local agreement with Bexar County for platting authority. As required in these situations, both jurisdictions reviewed the plat for conformance with subdivision regulations and approved the plat. Bexar County approved the plat in July 2017 and the plat was recorded at the county in August of 2017.

Availability of Utilities

The City of Fair Oaks Ranch water and wastewater utility does not service this area. The applicant stated that this property is currently serviced by a private well for water supply and operates a septic system for wastewater. This area is part of San Antonio Water System's (SAWS), City Public Service's (CPS), and Grey Forest Utility's (GFU) service area. At the time of platting, the City required all affected utility providers to submit letters of certification to confirm the adequacy of all utility easements on this property.

Public Notification

City staff sent public notices, public comment forms, and a location map to the owner of the property, the Boerne Independent School District, and all properties within 200 feet of the subject property under consideration for the zone change. Additionally, notice of the public hearing was published in the Boerne Star newspaper on November 30, 2018.

Opposition to or Support of Proposed Request

City staff has not received any returned notices in opposition to the proposed zoning change. City staff has received one public comment form in support of the zoning change which is attached as Exhibit 7.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet
7. Returned Public Comment Form

$$1'' \approx 200'$$

$$1'' \approx 200'$$

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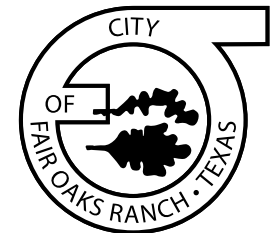
Exhibit 3 FLUM MAP

MANN-BLODGETT SUBDIVISION

C.B. 4707E, Block 1 Lot 1

ZC No. 2018-01

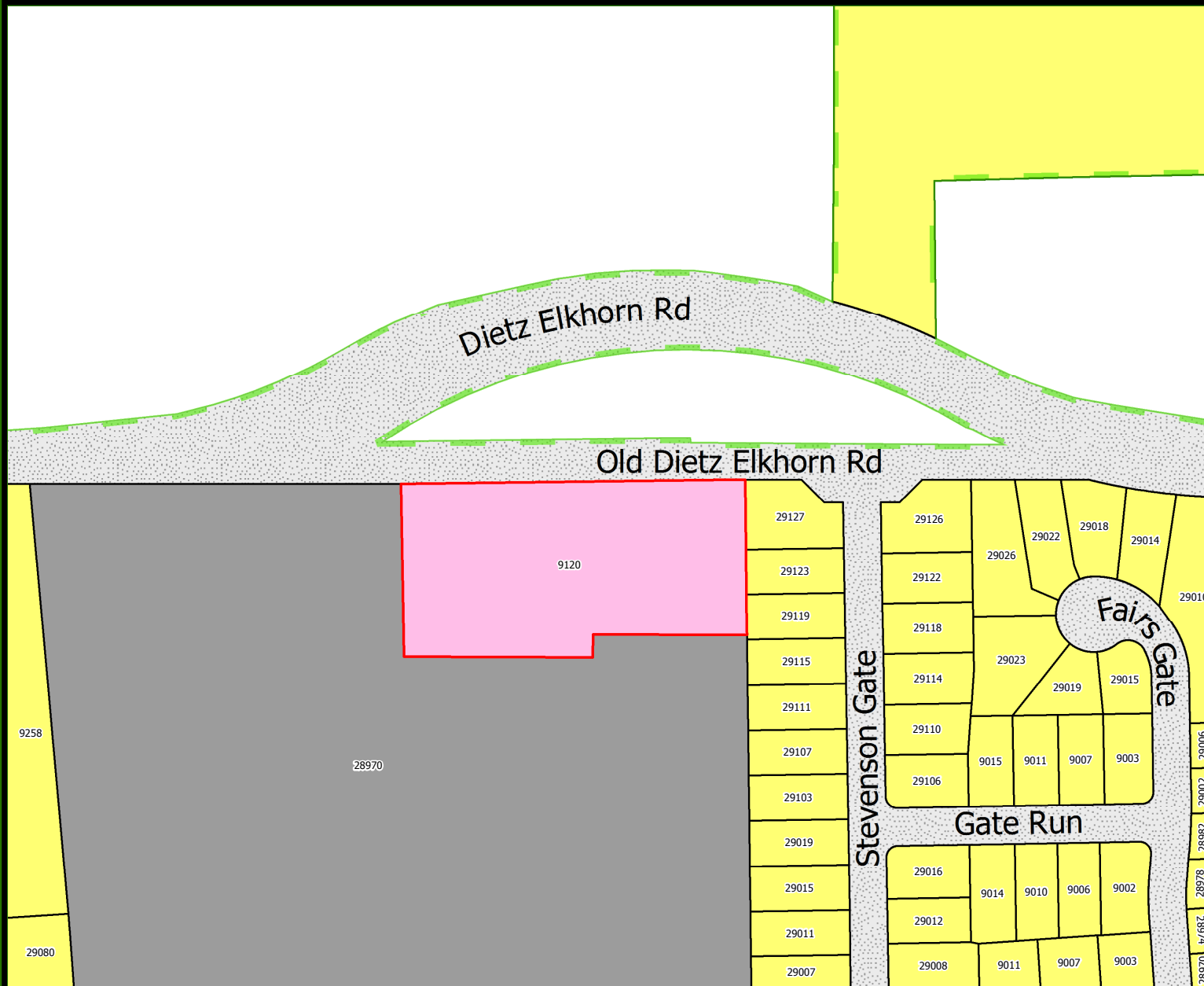
-  City Limits
-  Subject Property
-  Civic & Community Facilities
-  Existing Residential
-  Neighborhood Commercial



December, 2018



1" ≈ 200'



Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

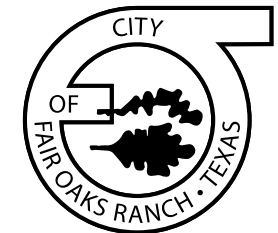
Exhibit 4 NOTIFICATION MAP

MANN-BLODGETT SUBDIVISION

C.B. 4707E, Block 1 Lot 1

ZC No. 2018-01

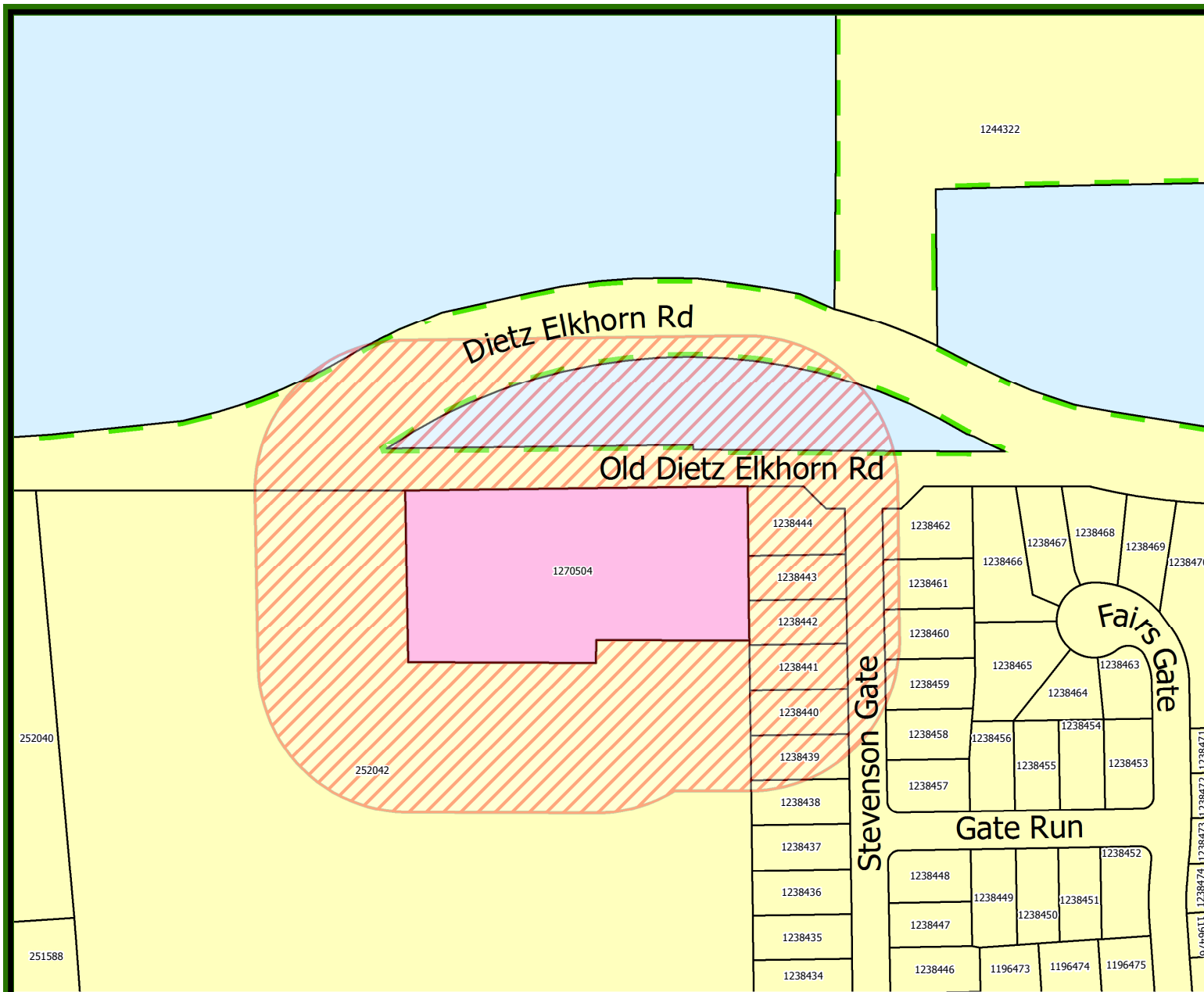
- Subject Property
- Notification Area
- City Limits
- Outside City Limits



December, 2018



1" ≈ 200'



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Exhibit 5 – Notification List

Owner	Site Address	Mailing Address
VALDEZ JOSE JR & RAMIREZ MIRANDA	29126 Stevenson Gate	29126 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
MASON DAVID CHRISTOPHER	29122 Stevenson Gate	29122 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
WETZ MICHAEL C JR	29118 Stevenson Gate	29118 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
THREE W PARTNERS LTD	29114 Stevenson Gate	29114 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
MACLIN JERRY L JR & NICOLA A	29127 Stevenson Gate	29127 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
SHELTON AMANDA CALEEN	29123 Stevenson Gate	29123 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
ASHTON SAN ANTONIO RESIDENTIAL LLC	29119 Stevenson Gate	ATTN SHERRI DRANE 17319 SAN PEDRO AVE STE 140 SAN ANTONIO, TX 78232-1412
YAMZON MARTIN LIM	29115 Stevenson Gate	29115 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
LOBSINGER KENNETH C & JEAN W	29111 Stevenson Gate	29111 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
PERHAM RICHARD H & JANICE L	29107 Stevenson Gate	29107 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
BURNETTE KIMBERLY A	29103 Stevenson Gate	29103 STEVENSON GATE FAIR OAKS RANCH, TX 78015-4793
SPRING CREEK UNITED	28970 Old Fredricksburg Rd	METHODIST CHURCH 28970 OLD FREDERICKSBURG RD FAIR OAKS RANCH, TX 78015-9119

Others for Notification		
Boerne Independent School District	235 Johns Rd. Boerne, TX 78006	235 Johns Rd. Boerne, TX 78006
Roman and Leslie Blodgett	Mann Susan 8526 Colfax CV San Antonio, TX 78255-2036	Mann Susan 8526 Colfax CV San Antonio, TX 78255-2036
Roman and Leslie Blodgett	9120 Dietz Elkhorn Rd. Fair Oaks Ranch, TX 78015	9120 Dietz Elkhorn Rd. Fair Oaks Ranch, TX 78015



Zoning Change Request
City of Fair Oaks Ranch, TX

9120 Old Dietz Elkhorn Rd

November 8, 2018

**ZONING CHANGE REQUEST
CITY OF FAIR OAKS RANCH, TX**

APPLICANT: Jim Warren on behalf of Roman Blodgett, owner

LOCATION: 9120 Old Dietz Elkhorn Rd

LEGAL DESCRIPTION: CB 4707E (MANN-BLODGETT), Block 1 Lot 1

SIZE: 2.249 Acres

FUTURE LAND USE PLAN: The property is currently shown on the Future Land Use Map (FLUM) as NC-Neighborhood Commercial.

EXISTING ZONING: The property was annexed into the City of Fair Oaks Ranch in 2017, and was given an R-3, Existing Residential 3 zoning designation.

PROPOSED CHANGE: Rezone from R-3, Existing Residential 3 to NC, Neighborhood Commercial. No change is requested or required to the FLUM as currently the property is reflected as NC.

HISTORY:

- From 2007 to 2015, the property was owned and operated by Coyle Engineering as commercial office space. A floor plan of said business is attached, showing the building configuration at that time. The floor plan has not changed substantially over time, and is representative of current and future uses.
- In May of 2015, the property was sold to the Blodgett's, who operated it as a restaurant/bistro/wine bar from June of 2016 to June of 2017.

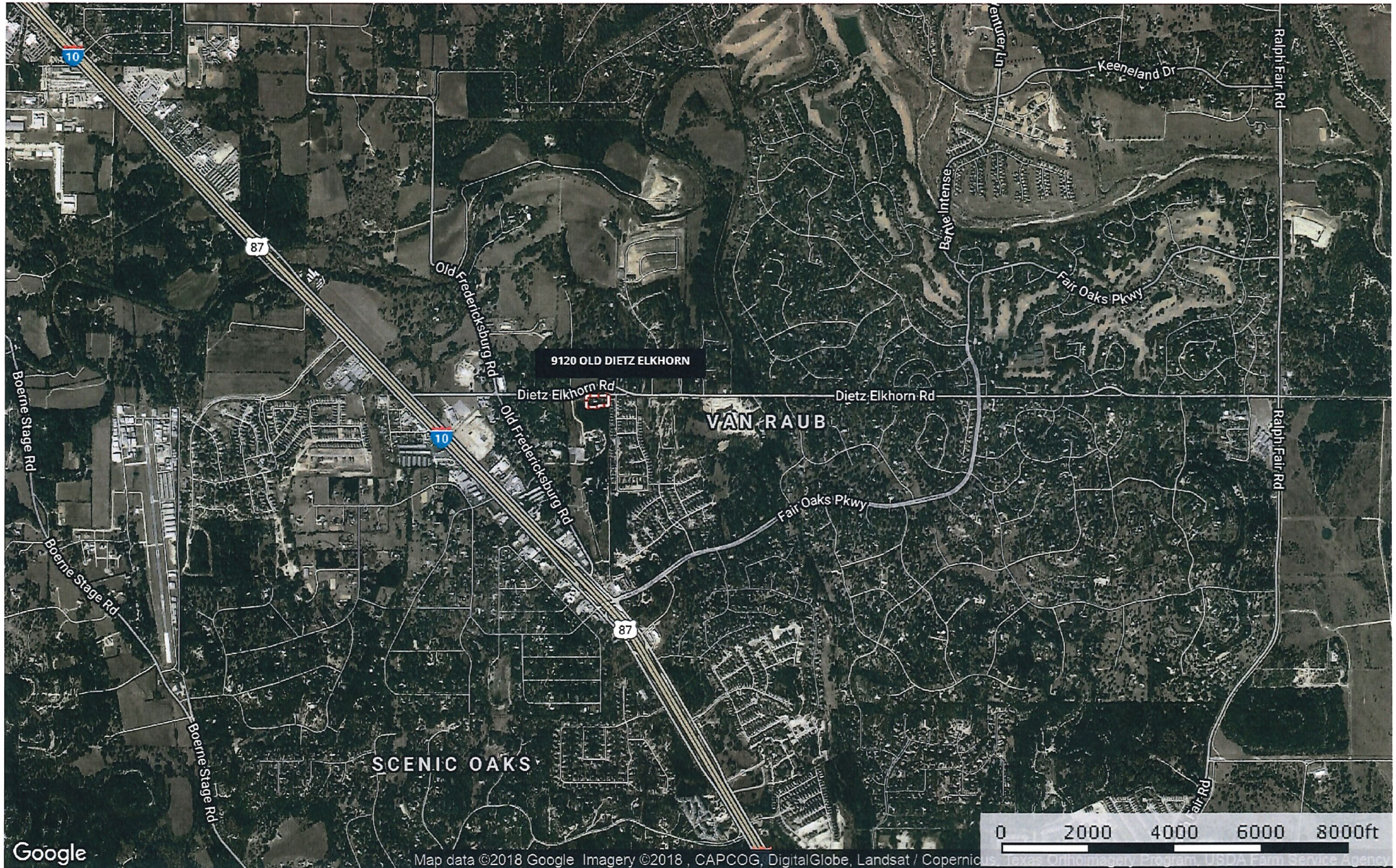
SUPPORTING INFORMATION:

- As previously stated, property is currently on the City of Fair Oaks Ranch Future Land Use Map as NC, Neighborhood Commercial.
- None of the projected uses of the property would conflict with the historical uses of the property.
- The principals plan to utilize the property as coworking office space and bistro/café. They started operation in the summer of 2017 with a similar facility in San Antonio, and desire to make this their third such facility as they expand in the greater San Antonio market. Brochures describing these facilities are attached, and further information can be obtained by going to www.moadecenter.com.

- All projected uses of the property comply with Section 14.05.001 of the City of Fair Oaks Ranch Zoning Ordinance as uses permitted by right.
- Property currently has 20+ existing parking spaces, and a former tennis court area that can handle an additional 20+ vehicles.
- In order to comply with R-3 Existing Residential 3 zoning and be utilized as a residential property, major renovations would be required in order to revert from commercial use, as there is currently no kitchen, and existing restrooms are of a commercial nature.
- The property is adequate in size and shape to facilitate those uses associated with the requested designation.
- The property does not exceed the capabilities of the infrastructure, as the utilities serving the subject property are sufficient in capacity to continue serving commercial uses.
- The principals feel strongly that the request will have no adverse effect on any property within six hundred (600) feet of the affected property, as the uses of the property would be the same as those historically utilized.

ATTACHMENTS:

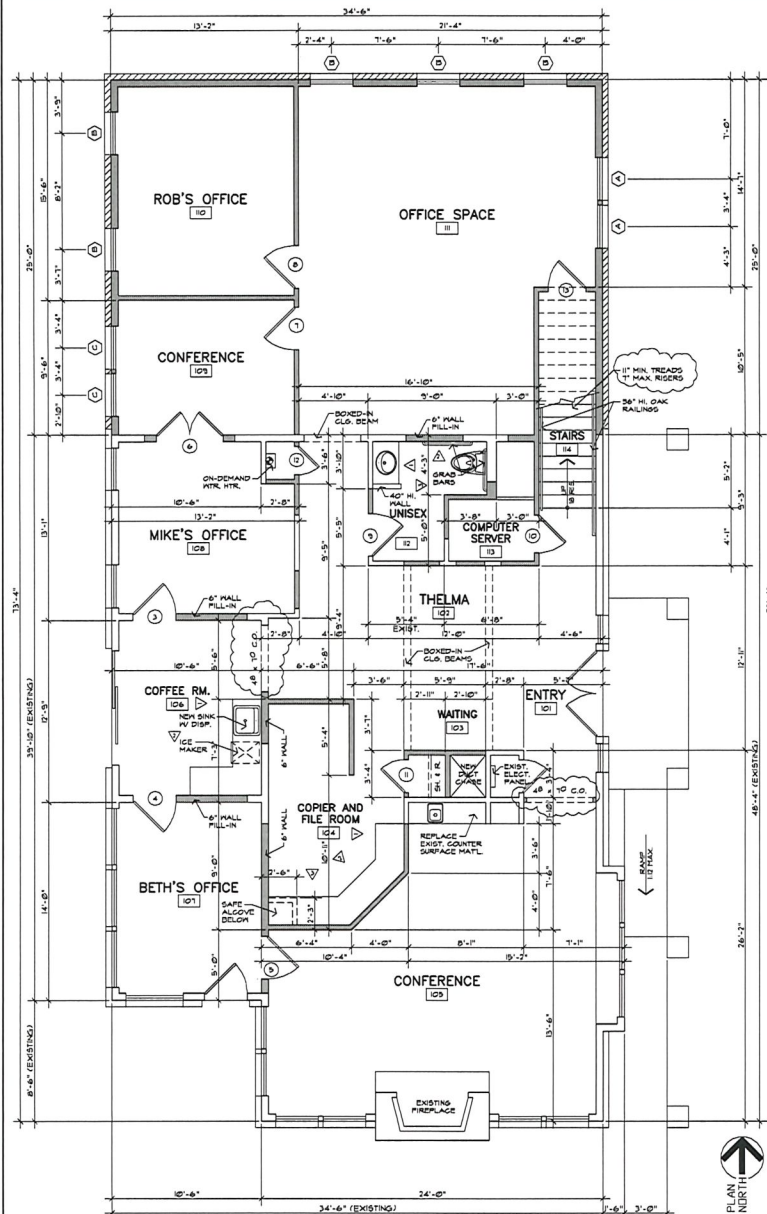
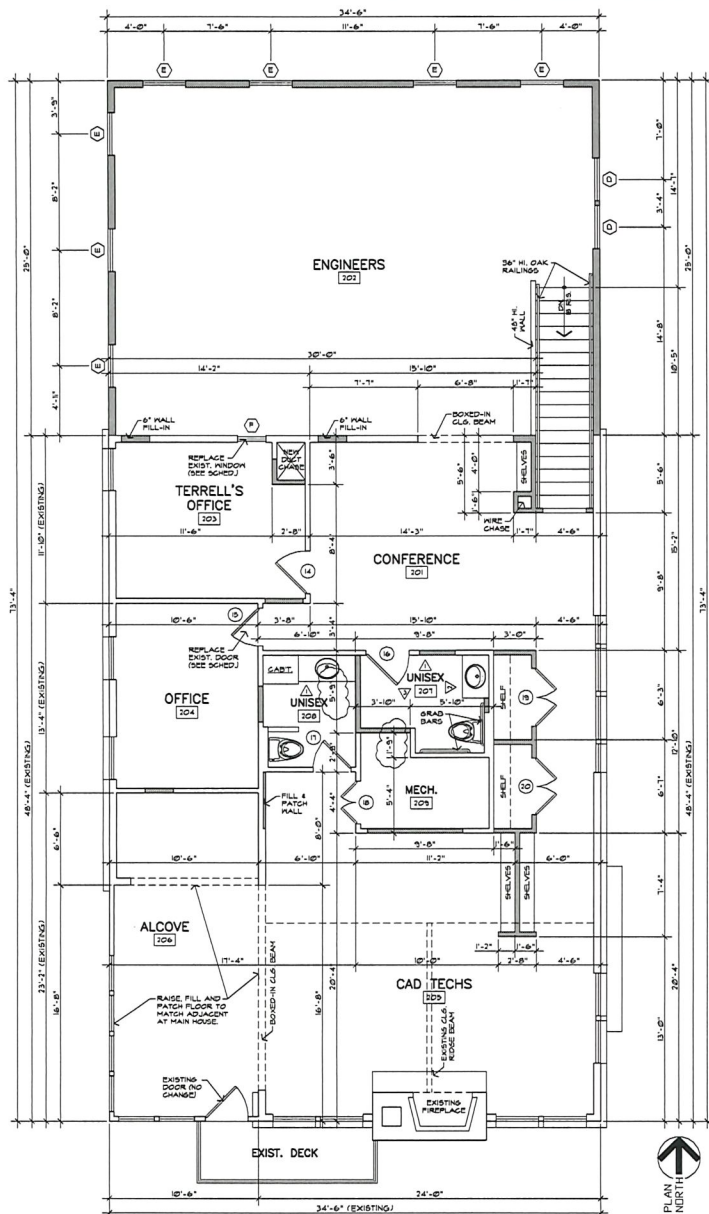
- Location Aerial
- Property Aerial
- Plat
- Coyle Engineering Floorplan
- "The Elkhorn" Site plan
- Summary of Uses By Right
- Pictures of subject property
- Moade Center brochures



Boundary



 Boundary



- FLOOR PLAN NOTES:**
1. ALL NEW CONDUIT AND PLUMBING LINES IN SLAB SHALL BE PLACED BELOW SLAB REINFORCING.
 2. SEAL ALL OPENINGS IN SLAB WITH MINIMUM 2-IN. LIQUID ASPHALT.
 3. SIZE ALL NEW DOMESTIC HOT AND COLD WATER PIPES WITHIN THE STRUCTURE AS REQUIRED TO OBTAIN SUFFICIENT AND NOISELESS WATER FLOW TO REQUIRED OUTLETS.
 4. ALL NEW WINDOWS TO BE DUAL GLAZED UNITS WITH LOW "E" VALUE.

- FLOOR PLAN LEGEND:**
1. ALL NEW EXTERIOR WALLS SHALL BE 2 x 6 STUDS @ 16" o.c. TO MATCH EXISTING. FILL WITH MIN. R-13 WALL INSULATION.
 2. ALL NEW INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" o.c. TO MATCH EXISTING TYPICAL EXCEPT WHERE NOTED OTHERWISE.
 3. PATCH, REPAIR AND FILL WALLS WHERE SHOWN TO MATCH EXISTING ADJACENT SURFACES.
 4. REPLACE ALL EXISTING PLUMBING FIXTURES AND ASSOCIATED HARDWARE.

AREAS	
EXIST'G. MAIN FLOOR AREA -	1607.0'
NEW MAIN FLOOR ADDITION -	862.5'
EXIST'G. UPPER FLOOR AREA -	1878.0'
NEW UPPER FLOOR ADDITION -	862.5'
TOTAL FLOOR AREAS -	5110.0'
NEW BRICK LUG -	35.0'
TOTAL NEW SLAB -	897.5'

FINAL PLANS PER ADA REQUIREMENTS
AUGUST 3, 2007

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reported to the office.

MIKE R. DE LEEUW, A.I.A.
ARCHITECTURE



P.O. BOX 757 - BOERNE - TEXAS - 78006 - TEL: (210) 328-6641

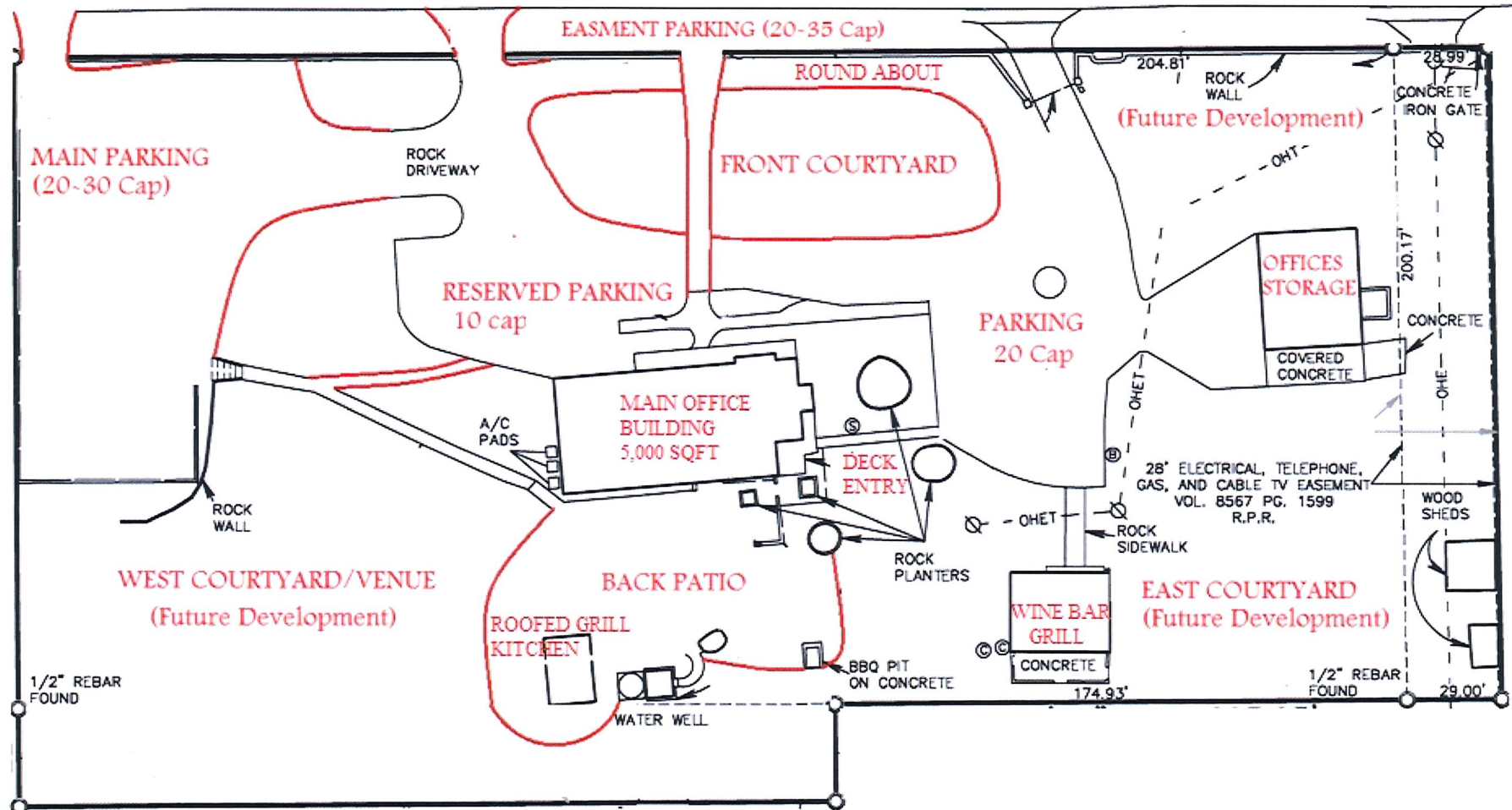
NEW OFFICE FACILITY FOR
COYLE ENGINEERING, INC.
9120 DIETS ELKHORN ROAD
BEXAR COUNTY - TEXAS



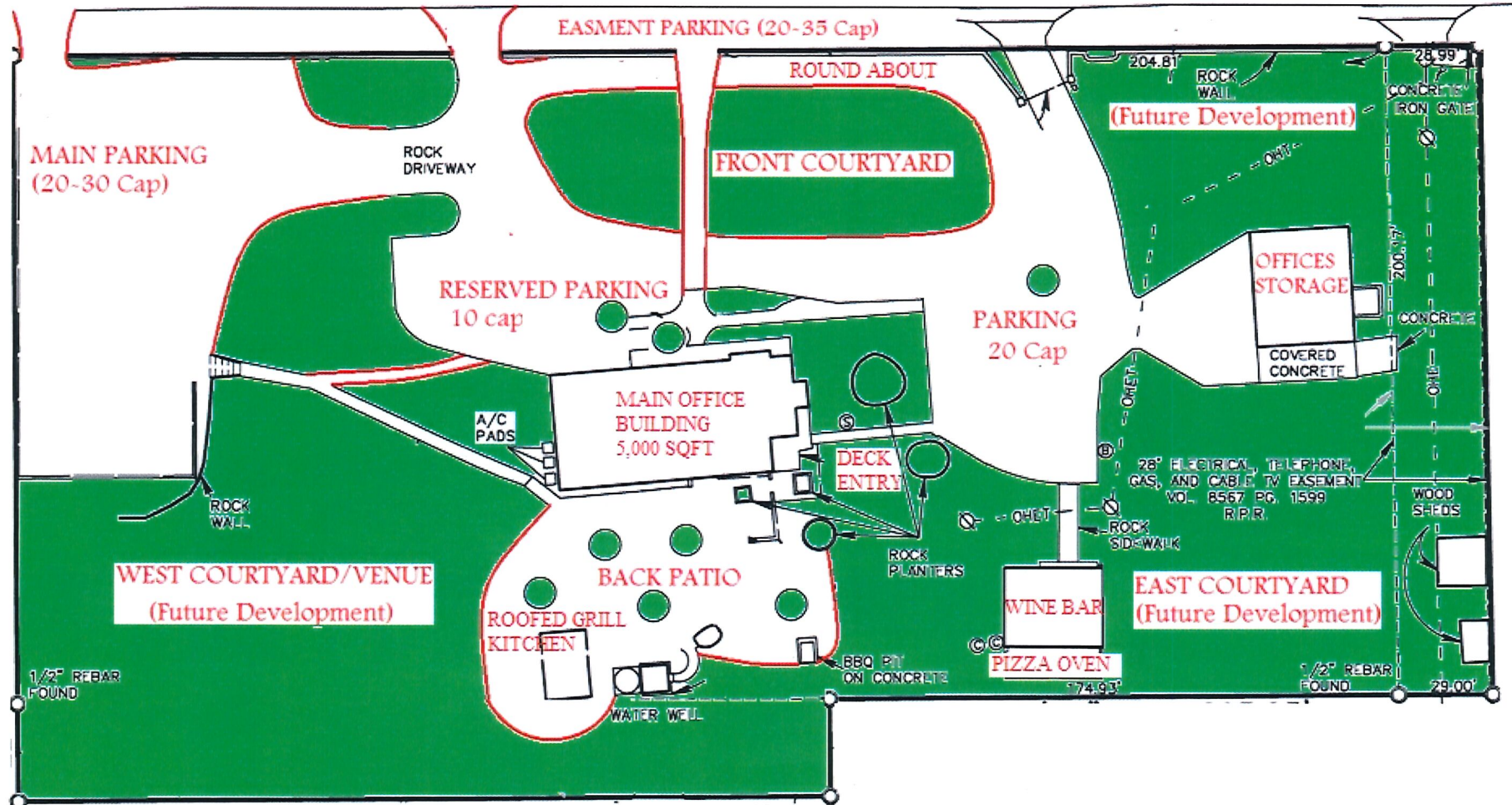
PLAN NO. DA
DATE:
07/25/07
SHT. NO.

A-3

DIETZ-ELKHORN



DIETZ-ELKHORN



NC, Neighborhood Commercial Zoning
Permitted Uses by Right

- Retail Sales or Service with no drive through facility
- Food Service Uses such as full-service restaurants, cafeterias, bakeries, catering and snack bars with no drive through facilities
- Art, antique, museum, furniture or galleries (retail, repair or artisanal fabrication)
- Commercial/Office with no drive through facility
- Fitness, recreational sports, gym, athletic club, dance or yoga studio
- Parks, greens, plazas, squares, and playgrounds
- Business associations and professional membership organizations
- Social, fraternal and philanthropic organizations
- Public administration uses (including local, state, and federal government uses, public safety, health and human services)
- Accessory Building Residential Unit (Garage Apt.)
- Single-family Residential Attached/Townhomes/Patio Home/Duplex/Multi Unit Home (3-4 Units)
- Home Occupations
- Brewpub (restaurant with auxiliary: Brewery, Distillery, or Winery)

Source: Table 14.2, Section 14.05.001, City of Fair Oaks Ranch Zoning Ordinance dated 6/1/418













MOADE MC CENTER

moadecenter.com

COOL COFFEE HOUSE VIBE

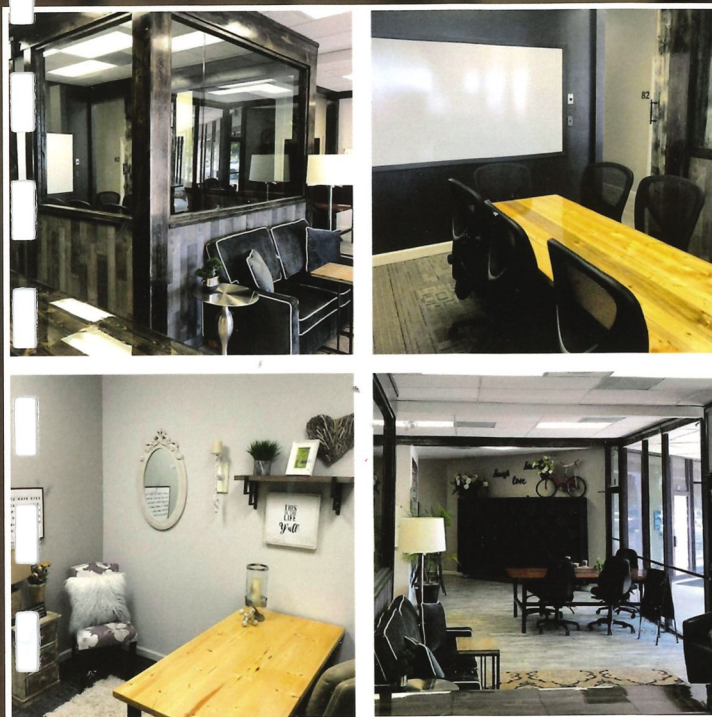
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- > TO CALL YOUR OWN
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Ever wanted a place of refuge?
One where you can
escape the noise, the crazy, the chaos
and just concentrate?

A place you can call your own?
A place where you fit in?
A place of peace, yet a place of synergy?
One where you can thrive?

Well, it is time. And it is here.
Find your happy, peaceful, connected place.

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Laid back Lounges
Dedicated Desks
Private Offices
Executive Suites
Dedicated Desks
Co Working Spaces
Hang out hub spaces
Conference rooms
Event spaces
Executive Board Rooms
Break Out White Board Rooms
Incoming mail service
Utilities Included
Green Screen Production Studio
Free Huge Coffee Bars
Library
Fair Trade and Privately Roasted Coffee
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Lockers
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LAI D BACK LOUNGES
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CONFERENCE ROOMS
EVENT SPACES
EXECUTIVE BOARD ROOMS
BREAK OUT WHITE BOARD ROOMS
INCOMING MAIL SERVICE
UTILITIES INCLUDED
COFFEE BARS
FREE NETWORKING EVENTS
HI SPEED INTERNET AVAILABLE
PRINTER AVAILABLE
24/7 ACCESS
NO DEPOSIT
NO COMMITMENT
NO HASSLE
ONE FLAT FEE

BOERNE, TX
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Property Owner Public Comment Form

(RETURN THIS FORM TO)

City of Fair Oaks Ranch
Engineering Department
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

RECEIVED

DEC 06 2018

CITY OF FAIR OAKS RANCH

RE: ZC No. 2018-01

This form may be used for the purpose of expressing your opinion on the proposed zone change request. Please complete the form below and return it to the City of Fair Oaks Ranch Engineering Department prior to the Joint Public Hearing date referenced below and in your property owner notification.

The Joint Public Hearing will be held in the City Council Chamber at City Hall located at
7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015 on
Thursday, December 13, 2018 at 6:30 p.m.

X I am **FOR** the zone change request as explained on the attached public notice for ZC No. 2018-01.

_____ I am **AGAINST** the zone change request as explained on the attached public notice for ZC No. 2018-01.

(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to December 13, 2018

Name: Concerned citizen that you mailed this to
Address: _____
Signature: _____
Date: _____

Comments:

I am willing to support small business ownership, but I would like to hear how the applicant plans to address neighborhood concerns regarding increased traffic, noise, light and also what type of co-working space the summary describes - it is important to understand the types of business and the clients that will be in close proximity to our neighborhood. We back up to the church and we have already dealt with increased instances of contractor dumping against our fences. Also, does the city have any concerns about the re-zoning and are they satisfied that the applicant has addressed all the afore-mentioned concerns.

AN ORDINANCE

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS AMENDING THE OFFICIAL ZONING MAP BY ZONING 9120 OLD DIETZ ELKHORN ROAD, MANN-BLODGETT SUBDIVISION, CB 4707E, BLOCK 1, LOT 1, FAIR OAKS RANCH, BEXAR COUNTY TEXAS FROM EXISTING RESIDENTIAL THREE (R-3) TO NEIGHBORHOOD COMMERCIAL (NC)

WHEREAS, an application to rezone 9120 Old Dietz Elkhorn Road, Fair Oaks Ranch, Texas from Existing Residential three (R-3) to Neighborhood Commercial (NC) and more particularly described in the attached Exhibit A (herein, the “Property”) has been filed with the City; and,

WHEREAS, the City Council of the City of Fair Oaks Ranch, Texas as previously created and appointed a Planning and Zoning Commission as authorized by the Texas Local Government Code; and,

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning districts after compliance with statutory notice provisions; and,

WHEREAS, on December 13, 2018, the Planning and Zoning Commission conducted a public hearing on the potential rezoning application and after considering the testimony and evidence, hereby makes a recommendation of approval of the rezoning application; and,

WHEREAS, on December 13, 2018 the City Council conducted a public hearing and after considering the testimony, evidence and recommendation by the Planning and Zoning Commission, determined it to be in the public interest to approve the Zoning Change request by amending the City’s Comprehensive Zoning Ordinance and Zoning Map, which in its best judgment promotes the health, safety, morals, and general welfare and protect the use and enjoyment of property throughout the City.

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

- Section 1. The Property commonly known as 9120 Old Dietz Elkhorn Road, and located at CB 4707E, Block 1, Lot 1, Bexar County, Texas as shown and more particularly described in the attached Exhibit A, is hereby zoned Neighborhood Commercial (NC).
- Section 2. The Official Zoning Map of the City of Fair Oaks Ranch, shall be revised to reflect the above amendment.
- Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

- Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.
- Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.
- Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Fair Oaks Ranch, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Fair Oaks Ranch except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED and APPROVED on first reading the 3rd day of January, 2019.

PASSED, APPROVED AND ADOPTED on second reading this 17th day of January, 2019.

Garry Manitzas, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, City Secretary

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



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

January 17, 2019

AGENDA TOPIC: Discussion and possible action approving the preliminary replat and subdivision plat that establishes HPI Fair Oaks Self Storage

DATE: January 17, 2019

DEPARTMENT: Public Works

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

INTRODUCTION/BACKGROUND:

In July 2018 a preliminary replat and subdivision plat establishing HPI Fair Oaks Self Storage was submitted to the Public Works Department by Pape-Dawson Engineers. This tract of land is generally bounded by the IH-10 W access road to the South, the Fair Oaks Country Store to the north, and the Woods subdivision to the east. This plat combines two adjacent lots to create a 1.982 acre parcel that is proposed for a commercial use. This property includes 1.482 acres the remainder of the portion of Pfeiffer Ranch Corners Unit 2 which was modified to be the lot that contains the Fair Oaks Country Store. The remaining 0.5 acre lot is an unplatted parcel located in San Antonio's ETJ and is under the platting jurisdiction of Bexar County. Therefore, both the City of Fair Oaks Ranch and Bexar County will have to review and approve the plat.

After several rounds of review and comments, Pape-Dawson Engineers, submitted a complete updated preliminary plat and applicable supporting documentation. The updated preliminary plat has satisfied all of the requirements of the City's Subdivision Ordinance.

The Planning and Zoning commission considered this preliminary plat at their regularly scheduled meeting on December 13, 2018. A motion was made to recommend approval of the preliminary plat to the City Council. The commission voted 3-3 with three votes for a recommendation of approval and three votes to not recommend approval, while one member abstained. As the majority of votes was not achieved for recommendation of approval the recommendation defaults to disapproval to City Council. In summary, the P&Z commission voted to recommend disapproval at their regularly scheduled meeting on December 13, 2018.

The Public Works Department recommends approval of the preliminary replat and subdivision plat establishing HPI Fair Oaks Self Storage.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article II, Section 2 of the City Subdivision Ordinance titled, Processing of the Preliminary Plat contains the following:

A. Staff Review.

City Staff will inspect the preliminary plat to verify that it conforms to all of the requirements of this ordinance. The Subdivider will be informed in writing by the City Administrator of any deficiencies in the preliminary plat.

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

The Fair Oaks Ranch Public Works Department shall conditionally recommend approval or disapproval of the preliminary plat at their next scheduled meeting on which a complete plat submission is received by the City Administrator. The Public Works Department's recommendation of approval of the preliminary plat shall not constitute final acceptance of the final plat but is authority to proceed with the preparation of the final plat. If any major changes are required by the Public Works Department, the Public Works Department may require submission of another preliminary plat.

C. Expiration of Plat Approval Recommendation.

The approval recommendation of the preliminary plat shall expire one year from the date of the initial recommendation

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

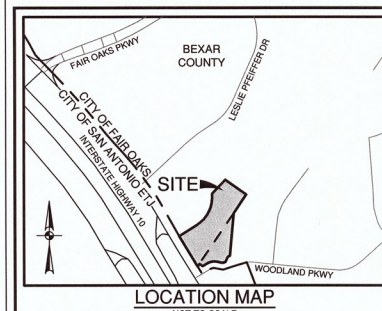
LEGAL ANALYSIS:

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 preliminary replat and subdivision plat establishing HPI Fair Oaks Self Storage.



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

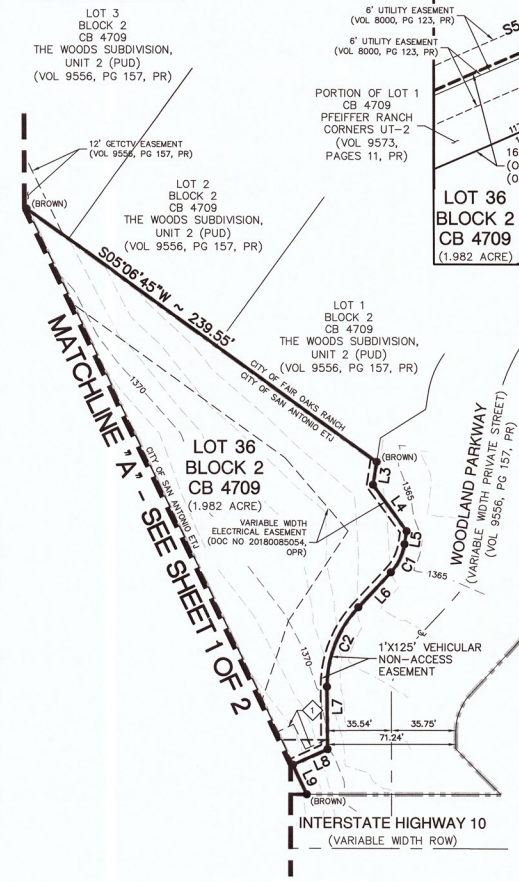
IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 36, BLOCK 2, CB, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

UTILITY EASEMENT NOTE:
UTILITIES INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERAL AND/OR APPURTENANCES THEREON (LINE AND/OR EASEMENT) SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

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

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE 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.



DRAINAGE EASEMENT NOTE:
CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM, THE RIGHT TO CHANGE THE SIZE THEREOF, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM, THE RIGHT TO CHANGE AND/OR DRAINAGE A STREAM COURSE, RIVER, OR DITCH, OR SUCH STREAM COURSE, STRAIGHT OR CHANGE STREAM EASEMENTS WITHIN THE EASEMENT, LAND SCENE SEWER SYSTEM, CULVERTS, WATER CAPS, AND PROTECTING WALLS 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 WASTE DRAINAGE CONTROL, OR THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID DRAINAGE, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

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

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

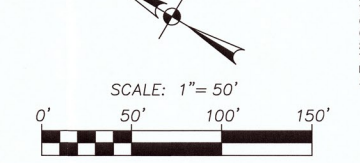
FENCE NOTES:
GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

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

SAWS DEDICATION NOTE:
THE DEVELOPER HEREBY 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.

SAWS SERVICE NOTE:
SAWS WILL PROVIDE WATER AND SEWER SERVICE TO THIS SITE.

TAX CERTIFICATE:
TAX CERTIFICATES AFFIDAVIT FILED THIS DATE IN VOLUME _____ PAGE _____ BEXAR COUNTY OFFICIAL RECORDS.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N61°24'49"W	19.76'
L2	N33°07'07"E	156.96'
L3	S68°15'03"W	12.92'
L4	S23°20'09"W	31.94'
L5	S68°13'44"W	7.37'
L6	N77°51'11"W	26.58'
L7	S58°50'38"W	34.73'
L8	N54°47'36"W	21.07'
L9	S33°44'04"W	18.03'
L10	N45°07'10"E	15.25'
L11	N33°36'28"E	9.01'
L12	S54°23'10"E	5.06'

PLAT NUMBER 180266

REPLAT & SUBDIVISION PLAT ESTABLISHING HPI FAIR OAKS SELF STORAGE

BEING A 1.982 ACRE TRACT OF LAND, LOT 36, BLOCK 2, CB 4709, BEING ALL OF A 0.500 ACRE TRACT RECORDED IN DOCUMENT NO 20070014946 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF LOT 1, PFEIFFER RANCH CORNERS, UNIT 2 RECORDED IN VOLUME 9573, PAGE 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF THAT CALLED 4.102 ACRE TRACT CONVEYED TO B & M FAIR OAKS, LTD. RECORDED IN DOCUMENT NO 20070014946 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATE IN THE MARFA HERMANDEZ SURVEY 420, ABSTRACT 314, BEXAR COUNTY, TEXAS IN THE CITY OF FAIR OAKS RANCH AND CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2800 NW LOOP 410 | SAN ANTONIO, TX 78213 | 214.375.9000
DATE OF PREPARATION: November 26, 2018

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN BEAUCHAMP
HIXON PROPERTIES INCORPORATED
315 E. COMMERCE ST.
SAN ANTONIO, TX 78205
(210)222-9913

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BEAUCHAMP, 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. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:
THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ HPI FAIR OAKS SELF STORAGE _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20____

BY: _____ MAYOR

BY: _____ SECRETARY

THIS PLAT OF _____ HIXON FAIR OAKS SELF STORAGE _____ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	03°45'21"	N85°16'41"E	17.42'	17.67'
C2	65.00'	04°25'14"	S80°47'23"W	47.50'	48.83'
C3	187.43'	06°31'04"	N25°56'35"E	196.36'	206.67'
C4	877.50'	00°07'35.9"	N46°02'23"E	1.02'	1.02'

- LEGEND**
- CB COUNTY BLOCK
 - DB DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - GETTY GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
 - 1140 --- EXISTING CONTOURS
 - ==== CITY OF SAN ANTONIO LIMITS
 - 4 VARIABLE WIDTH GAS & UTILITY EASEMENT (DOC NO 20000182616, OPR)
 - 5 12' UTILITY EASEMENT (DOC NO 959647, OPR)
 - 6 PORTION OF LOT 1, CB 4709 PFEIFFER RANCH CORNERS, UNIT 2 (VOL. 9573, PG 11, DPR)
 - 7 REMAINING PORTION OF LOT 1, CB 4709 (3.022 ACRES) PFEIFFER RANCH CORNERS, UNIT 2 (VOL. 9573, PG 11, DPR)
 - 8 LOT 3, BLOCK 2, CB 4709 THE WOODS SUBDIVISION, UNIT 2 (PUD) (VOL. 9556, PG 157, DPR)
 - 9 LOT 2, BLOCK 2, CB 4709 THE WOODS SUBDIVISION, UNIT 2 (PUD) (VOL. 9556, PG 157, DPR)
 - 10 LOT 1, BLOCK 2, CB 4709 THE WOODS SUBDIVISION, UNIT 2 (PUD) (VOL. 9556, PG 157, DPR)
 - 11 UNPLATTED (0.500 ACRES) B & M FAIR OAKS LTD (DOC NO 20070014946, OPR)

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

DRAINAGE EASEMENT ENCROACHMENTS:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

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

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ZERO (0) ACCESS POINTS ALONG INTERSTATE HIGHWAY 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 199.09'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

GREY FOREST NOTE:
GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT OF WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF OPERATION OF THE UTILITIES, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0086F, EFFECTIVE DATE 09/20/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

TOI DETENTION & MAINTENANCE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

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

REGISTERED PROFESSIONAL LAND SURVEYOR