

CITY OF FAIR OAKS RANCH
AGENDA – CITY COUNCIL REGULAR MEETING

July 19, 2018; 6:30 PM

Council Chambers

7286 Dietz Elkhorn, Fair Oaks Ranch

I. OPEN MEETING

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

II. CEREMONIAL EVENT

- A. Presentation of Women's Club Donation for Police Department Canine Program.
- B. Oath of Office provided to Buddy, Police Department Canine.
- C. Oath of Office provided to Debbie Landrum, Municipal Court Administrator.

III. 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. Citizens to be heard.

IV. 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 they 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 June 5, 2018 Special City Council Meeting Minutes. P1
- B. Approval of June 14, 2018 Special City Council Meeting Minutes. P2-3
- C. Approval of June 21, 2018 Special City Council Meeting Minutes. P4
- D. Approval of June 21, 2018 Regular City Council Meeting Minutes. P5-7
- E. Approval of Setterfeld Unit 4 Subdivision Final Plat. P8-12

V. DISCUSSION/CONSIDERATION ITEMS

- A. Consideration and possible action accepting a \$2,380 donation from Fair Oaks Ranch Rotary Club for Fair Oaks Ranch Police Department training purposes. Chief of Police, S. Rubin P13
- B. Consideration and possible action approving a Tree Preservation Plan for Fair Oaks Montessori School. Environmental Compliance Manager, M. Castro p14-17
- C. Consideration and possible action approving Fair Oaks Montessori School Preliminary Replat. Mgr. of Engineering Services, A. Garcia P.E. P18-20
- D. Consideration and possible action regarding a request from HBDC Marketing for a sign variance at 30350 Ralph Fair Rd. Building Codes Official, J. Earl P21-28

VI. CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 and 551.071 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session to consult with the City Attorney regarding:

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

VIII. REPORTS FROM STAFF

Report on upcoming Bi-annual Brush/Bulk Pick Up service and on the Annual Household Hazardous Waste Collection event.

C. Vanzant, Asst City Manager P29-35

IX. ADJOURNMENT

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

Signature of Agenda Approval:



I, Carole Vanzant, Assistant City Manager, 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, July 13, 2018 and remained so posted continuously for at least 72 hours before said meeting was convened.

One or more members of the Fair Oaks Ranch Planning and Zoning Commission or Municipal Development District may attend this meeting. No action will be taken by the P&Z Commission or MDD during this City Council meeting.

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
June 5, 2018
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015**

I. OPEN MEETING

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

Council Absent: Mayor Pro Tem Havard

With a quorum present, Mayor Manitzas called the meeting to order at 2:18 PM.

Mayor Pro Tem Havard joined the meeting at 2:20 PM.

The Pledge of Allegiance was led by Carole Vanzant, Assistant City Manager.

II. CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 and 551.076 of the Open Meetings Act, Texas Government Code, the City Council convened into Executive Session at 2:18 PM to discuss the Police Department Program of Services.

III. RECONVENE INTO OPEN MEETING

Mayor Manitzas re-convened into Open Session at 3:43 PM. No action was taken by the City Council.

IV. BUDGET WORKSHOP FOR POLICE DEPARTMENT

Council Member Koerner left the workshop at 4:03 PM.

Chief Rubin addressed council regarding a variety of budget topics which included: competitive salary, limited opportunities for professional growth within the department, dwindling field of prospective candidates and heavy competition for said candidates. Chief Rubin sought council direction regarding emergency response time, indicating that response time is a critical factor in the staffing calculation and to determine priority of other police functions. Mayor Pro-Tem Havard desired designating a 5 minute emergency response time, while designating a longer time for "non-urgent" matters. Council Member Elizondo wanted to ensure that we always have someone available to respond to a call. Council Member Patel requested an updated calculation to our current response times.

V. ADJOURNMENT

Mayor Manitzas adjourned the meeting at 4:39 PM.

Garry Manitzas, Mayor

ATTEST:

Christina Picioccio, City Secretary

**CITY OF FAIR OAKS RANCH
CITY COUNCIL SPECIAL MEETING MINUTES
June 14, 2018
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, and Maxton
Absent: Council Member Patel

With a quorum present, Mayor Manitzas called the special City Council meeting to order at 5:00 PM.

B. The Pledge of Allegiance was led by Council Member Laura Koerner.

II. PURPOSE OF THE PUBLIC HEARING

A. The City Council of the City of Fair Oaks Ranch, in Bexar, Kendall, and Comal Counties,, Texas, conducted a public hearing regarding the update to the City's Comprehensive Plan.

1. Prior to receiving public comments, Jeff Barton, Gap Strategies provided a general overview of the City's planning efforts leading up to the Comprehensive Plan. Presentation included Comprehensive Plan refinements, Unified Development Code and Zoning Ordinance.

2. Mayor Manitzas opened the Public Hearing at 5:31 PM.

Mark Minahan requested reclassifying his 40 acre property located off of FM 3351 as Mixed Use. He provided a preliminary concept plan illustrating single unit and duplex unit office space, designating 23% of total acreage as green space and providing additional land reserved for enlarging city trail system.

3. Mayor Manitzas closed the Public Hearing at 5:43.

III. DISCUSSION/CONSIDERATION ITEMS

A. Discussion and possible action approving an Ordinance adopting boundaries for original zoning districts; amending Chapter 14, "Zoning" of the Code of Ordinances by adopting zoning regulations for each district.

MAIN MOTION: Made by Council Member Hartpence, seconded by Council Member Maxton to approve an Ordinance adopting boundaries for original zoning districts; amending Chapter 14, "Zoning" of the Code of Ordinances by adopting zoning regulations for each district.

AMENDED MOTION: Made by Council Member Elizondo, seconded by Council Member Koerner to amend the zoning map to change the zoning designation on the Minahan property to Mixed Use.

VOTE ON AMENDED MOTION: 2-4; Motion Failed – Nays - Mayor Manitzas, Mayor Pro Tem Havard, Council Members: Hartpence and Maxton.

AMENDED MOTION: Made by Council Member Hartpence, seconded by Council Member Elizondo to leave Community Home/Group Home category the same (*Table 14.2:Use Table*) and break out Transitional Home into its own category which will require a special use permit approved by council and to remove Item K (*Transitional Housing*) in section 14.05.003 Conditional Uses.

VOTE ON AMENDED MOTION: 6-0; Motion Passed.

VOTE ON MAIN MOTION: 6-0; Motion Passed.

B. Consideration and possible action approving an Ordinance adopting an update to the Comprehensive Plan.

MAIN MOTION: Made by Council Member Elizondo, seconded by Mayor Pro Tem Havard. to approve an Ordinance adopting an update to the City's Comprehensive Plan.

AMENDED MOTION: Made by Council Member Koerner, seconded by Council Member Elizondo to make the Minahan property (*40 acre off FM 3351*) all Mixed Use on the Future Land Use Map.

VOTE ON AMENDED MOTION: 6-0; Motion Passed.

VOTE ON MAIN MOTION: 6-0; Motion Passed.

VI. ADJOURNMENT

Mayor adjourned the City Council meeting at 6:38 PM.

Garry Manitzas, Mayor

ATTEST:

Christina Picioccio, City Secretary

**CITY OF FAIR OAKS RANCH
CITY COUNCIL SPECIAL MEETING MINUTES
June 21, 2018
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015**

I. OPEN MEETING

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

Council Absent: Council Members: Koerner, and Patel

With a quorum present, Mayor Manitzas called the meeting to order at 9:31 AM.

The Pledge of Allegiance was led by David Horwath.

II. BUDGET WORKSHOP FOR ENTERPRISE FUND

Public Works Director, Ron Emmons, P.E., Manager of Engineering Services, Adrian Garcia P.E., Public Works Superintendent, Julio Colunga, and Finance Director Sarah Buckelew provided Council with background information and answered questions regarding the following FY 18-19 enterprise budget items: Elevated Storage Tank and Plant 3 Upgrades, Capacity, Management, Operation and Maintenance Program (CMOM), Improvements to SCADA System, Wastewater Treatment Expansion, Development of a Utility Rate Management Plan & Utility Rate Analysis, Plans to fix an exposed water line, Sludge Dewatering Box, Generators, Impact Fee Rate Study and Sludge Digester Planning.

III. ADJOURNMENT

Mayor Manitzas adjourned the meeting at 10:30 AM.

Garry Manitzas, Mayor

ATTEST:

Christina Picioccio, City Secretary

**CITY OF FAIR OAKS RANCH
CITY COUNCIL MEETING MINUTES
June 21, 2018
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, and Maxton

Absent: Council Members: Koerner and Patel

With a quorum present, Mayor Manitzas called the Regular City Council meeting to order at 6:30 PM.

B. The Pledge of Allegiance was led by US Air Force Academy Appointees Taylor Posey and Brandon Kuhl.

II. CITIZENS and GUEST FORUM / PRESENTATIONS

A. Mayor Manitzas read Proclamations honoring Taylor Posey and Brandon Kuhl on their appointments to the United States Air Force Academy.

B. There were no citizens to be heard.

III. CONSENT AGENDA

A. Approval of June 7, 2018 Special City Council Meeting Minutes.

B. Approval of an Ordinance adopting boundaries for original zoning districts; amending Chapter 14, "Zoning" of the Code of Ordinances by adopting zoning regulations for each district.

C. Approval of an Ordinance adopting an update to the Comprehensive Plan.

Council Member Hartpence requested Items B & C be pulled from the Consent Agenda and placed in the Discussion/Consideration Items section.

MOTION: Made by Mayor Pro Tem Havard, seconded by Council Member Elizondo to accept the Consent Agenda as written.

VOTE: 5-0; Motion Passed.

IV. DISCUSSION/CONSIDERATION ITEMS

Council Member Hartpence noted that approving these ordinances was an achievement that will allow the citizens of Fair Oaks Ranch to control their destiny.

Approval of an Ordinance adopting boundaries for original zoning districts; amending Chapter 14, "Zoning" of the Code of Ordinances by adopting zoning regulations for each district.

MOTION: Made by Council Member Hartpence, seconded by Council Member Maxton to approve an Ordinance adopting boundaries for original zoning districts; amending Chapter 14, "Zoning" of the Code of Ordinances by adopting zoning regulations for each district.

VOTE: 5-0; Motion Passed.

Approval of an Ordinance adopting an update to the Comprehensive Plan

MOTION: Made by Council Member Elizondo, seconded by Council Member Hartpence to approve an Ordinance adopting an update to the Comprehensive Plan.

VOTE: 5-0; Motion Passed.

A. Discussion and possible action authorizing the City Manager to sign a Professional Services Agreement with Studio S Architekts for Architectural Design Services.

MOTION: Made by Council Member Hartpence, seconded by Mayor Pro Tem Havard to authorize the City Manager to sign the Professional Services Agreement with Studio S Architekts for Architectural services at a cost of \$46,450.00.

VOTE: 5-0; Motion Passed.

B. Discussion and possible action authorizing the City Manager to sign a Memorandum of Understanding with Deborah Lynn Farquhar, Inc. ~ "Creative Marketing" for event planning services associated with the City's 30th anniversary celebration.

MOTION: Made by Council Member Elizondo, seconded by Council Member Maxton to authorize the City Manager to sign a Memorandum of Understanding with Deborah Lynn Farquhar, Inc. ~ "Creative Marketing" for services of event planning and production of the City of Fair Oaks Ranch 30th Anniversary City Celebration.

VOTE: 5-0; Motion Passed.

C. Discussion on possible tax freeze for qualifying disabled persons.

No action was taken at the conclusion of the discussion.

D. Discussion and possible action awarding the 2018 Street Maintenance and Repair Program.

MOTION: Made by Council Member Elizondo, seconded by Council Member Maxton to accept the bid furnished by Andale Construction Inc. in the amount of \$198,095.18 with a 10% contingency in the amount of \$19,809.52 for a value not to exceed \$217,904.70 and authorize the City Manager to sign the construction agreement.

VOTE: 5-0; Motion Passed.

V. REPORTS FROM STAFF / COMMITTEES / COUNCIL

- A. Director of Public Works, R. Emmons P.E.; provided an update on the road reconstruction project noting that the project is substantially complete.

VI. CONVENE INTO EXECUTIVE SESSION

City Council did not convene into closed session regarding:

- A. 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

Not applicable.

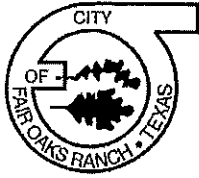
VIII. ADJOURNMENT

Mayor Manitzas adjourned the meeting at 7:26 PM.

Garry Manitzas, Mayor

ATTEST:

Christina Picioccio, City Secretary



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 19, 2018

AGENDA TOPIC: Approval of Setterfeld 4 Final Plat
DATE: July 19, 2018
DEPARTMENT: Public Works
PRESENTED BY: Adrian Garcia

INTRODUCTION/BACKGROUND:

On January 9, 2018 a Preliminary Plat, subdividing Setterfeld 4, was submitted to the Public Works Department by Vickrey and Associates, Inc., Consulting Engineers. This subdivision is 39.71 acres in area and contains 48 residential lots, 2 greenbelt lots, and two lots for private streets. After several rounds of review and comments, Vickrey and Associates, Inc. updated the Preliminary Plat and submitted a Final Plat on June 6, 2018 for consideration. The final plat of Setterfeld Unit 4 has satisfied all requirements of the City Subdivision Ordinance.

In October 2009, the City entered an agreement with the developer to provide utility service for 205 living unit equivalents (LUEs). Therefore, Setterfeld Unit 4 will be the final residential unit for the Setterfeld Subdivision. A quick view of the history and significant attributes of the subdivision's units can be found in the table below. The table also shows Setterfeld 3A which is currently in the City's review process and is the proposed site of a private HOA dog park.

Setterfeld Unit	Approval Date	Total Area (ac)	Residential Lots	Greenspace (ac)
1	6/13/2012	46.55	55	7.22
2	12/22/2014	36.47	54	4.55
3	12/19/2016	44.94	48	16.74
4	-	39.71	48	11.02
3A	-	21.23	0	21.23
Total	-	188.90	205	60.76

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article II, Section 5(B) of the City's subdivision ordinance states the following:

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.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

The proposed subdivision satisfies all requirements of the City Subdivision Ordinance and, therefore, must be approved.

At their June 14, 2018, Planning and Zoning Commission meeting, the Commission voted unanimously to recommend approval of this plat.

RECOMMENDATION/PROPOSED MOTION:

Consent Agenda

STATE OF TEXAS
COUNTY OF DEWITT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON _____ RETURNED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME _____ THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT FREELY AND _____ IN THE CAPACITY HEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DAY OF _____

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STATE OF TEXAS
COUNTY OF DALLAS

RECORDED PROFESSIONAL LAND SURVEYOR 70195
P. M. A. BOGDANSKI
4345 EAST MAIN ROAD
SAN ANTONIO, TEXAS 78231

TO ALL THE PERSONS CONCERNED IN THE

NOTARY PUBLIC
STATE OF TEXAS

THIS PLAY OF ESTABLISHED ESTIMATES UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED

SECRETARY

STATE OF TEXAS

1. BOWEN MOORE, COUNTY SHERIFF OF SAID COUNTY, DO HEREBY CERTIFY THAT

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ADVISOR IN THE WAR AND PLAN RECORDS OF SAID COUNTY,
ON DOCF _____

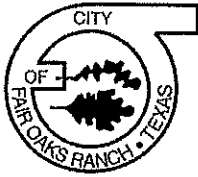
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CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 19, 2018

AGENDA TOPIC: Consideration and possible action on accepting a \$2,380 donation from Fair Oaks Ranch Rotary Club for Fair Oaks Ranch Police Department training purposes

DATE: July 19, 2018

DEPARTMENT: Police

PRESENTED BY: Chief Rubin

INTRODUCTION/BACKGROUND:

The Fair Oaks Ranch Police Department has received a generous offer of a \$2380 donation from the Fair Oaks Ranch Rotary Club to be used towards leadership training for first line supervisors of the Fair Oaks Ranch Police Department.

Section 2.06 of the City of Fair Oaks Ranch Employee Personnel Manual states employees will not accept gifts or gratuities, except generic gifts given to all for special events, from contractors, vendors, or other persons. Accordingly, City Council consideration and action is required should the City desire to accept the gift/donation.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The acceptance of this gift/donation will allow first line supervisors of the Police Department to attend excellent leadership training provided by the FBI.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

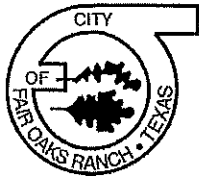
No negative long-term financial impact.

LEGAL ANALYSIS:

N/A.

RECOMMENDATION/PROPOSED MOTION:

I move that the City of Fair Oaks Ranch Police Department be authorized to accept the \$2,380 donation from the Fair Oaks Ranch Rotary Club.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 19, 2018

AGENDA TOPIC: Consideration and possible action on approving Tree Preservation Plan for Fair Oaks Montessori School

DATE: July 19, 2018

DEPARTMENT: Public Works

PRESENTED BY: Melissa Castro

INTRODUCTION/BACKGROUND:

On April 26, 2018 a preliminary replat, establishing Fair Oaks Montessori School, was submitted to the Public Works Department by Pape-Dawson Engineers. This replat consists of 3.205 acres of non-residential. The bulk of this area is made up of a previous platted lot from the Pfeiffer Ranch Subdivision and a portion of Pfeiffer Ranch Corners, Unit 2. After several rounds of review and comments, Pape-Dawson Engineers updated the preliminary replat and submitted their application package on July 3, 2018, for consideration.

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 Removal and Preservation Plan shows the removal of two (2) Heritage Trees. The applicant has been informed that this 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 effect 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:

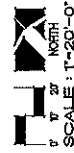
I move to approve the Tree Preservation Plan for the Fair Oaks Montessori School.

UPLAND STUDIO, LLC
7208 Persian Hwy.
Suite 100, Dallas, TX 75231
P: 214.343.2007
F: 214.343.2007
info@uplandstudio.com



PINNACLE MONTESSORI
AND RETAIL SITE

26200 LESLIE PFEIFFER DRIVE
FAIR OAKS RANCH, TEXAS 76035



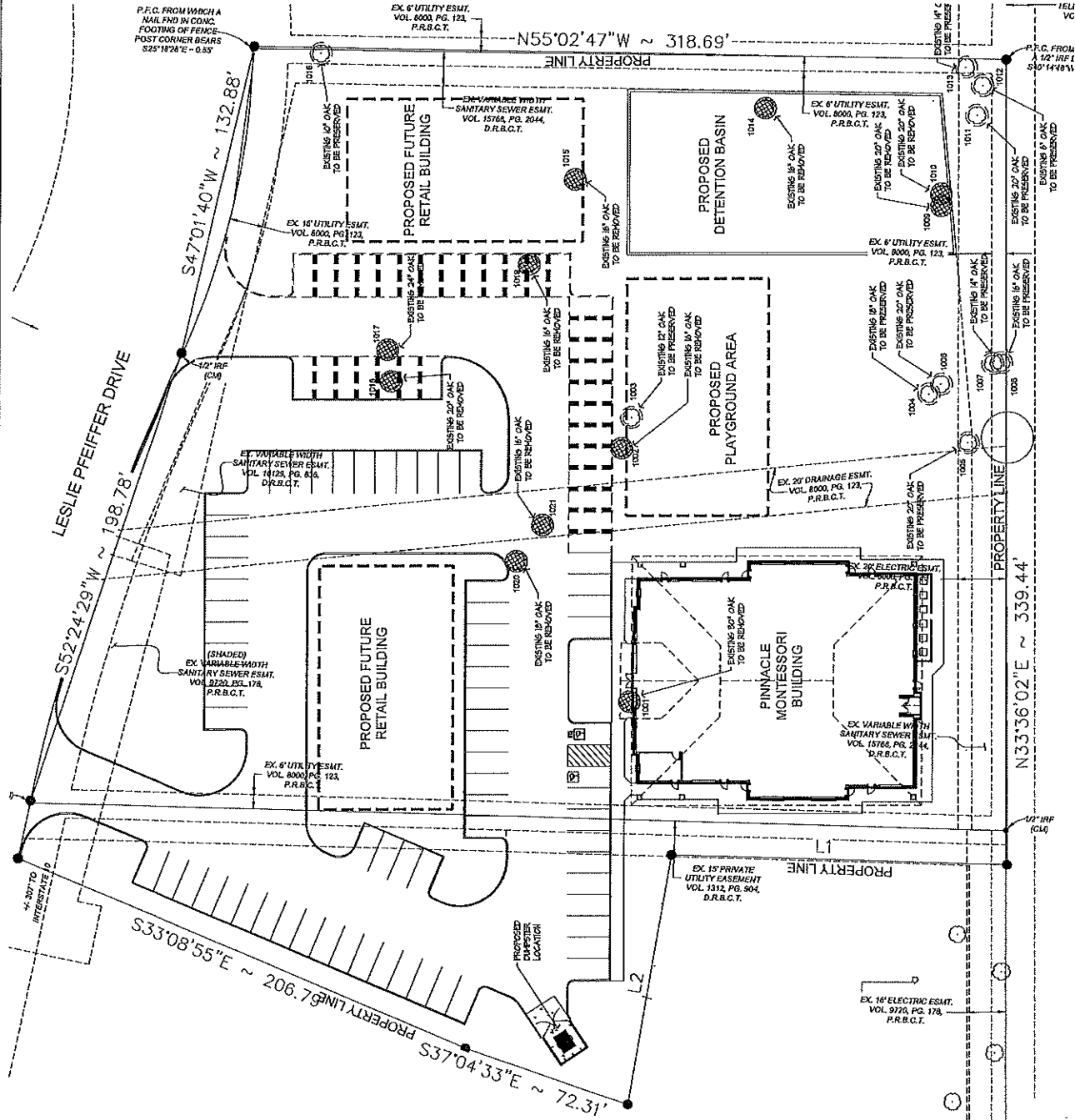
REVISIONS

PROJECT NO.
DATE
SHEET
TREE PRESERVATION
PLAN

LTP 1.1

LEGEND

- TREES TO BE PRESERVED
 - TREES TO BE REMOVED
- NOTE: REFERENCE SHEET LTP 1.2 FOR TREE PRESERVATION NOTES AND DETAILS



TREE PROTECTION NOTES:

- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- THE ROOT PROTECTION ZONE (RPZ) IS THE AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 10-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY, ACCORDING TO PROPER PRUNING METHODS.
- ALL TREES TO BE PRESERVED SHALL BE PROTECTED AGAINST INJURY OR DAMAGE, INCLUDING SOIL COMPACTION, BREAKING OR SINKING OF ROOTS, TRUNKS, OR BRANCHES DURING CONSTRUCTION OPERATIONS. A MINIMUM OF 50% OF THE RPZ SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN 1/2 THE RPZ RADIUS.
- PROTECT DESIGNATED TREE WITH A TEMPORARY MIN. 4" HT. FENCING. SEE DETAIL (LTP 2.1).
- ERECT TEMPORARY FENCING BEFORE COMMENCING SITE PREPARATION WORK. MAINTAIN FENCING DURING FULL CONSTRUCTION PERIOD. REMOVE FENCING ONLY WHEN ALL CONSTRUCTION WORK IS COMPLETED.
- PROTECT ALL EXISTING TREES FROM DISPOSAL OR STORAGE OF CONSTRUCTION MATERIALS OR VEHICULAR PARKING. PROTECT TREES FROM SPREADING OF SPOILED SOIL OVER RPZ.
- INSTALL AND MAINTAIN MINIMUM OF 6" MULCH AT RPZ. SEE DETAIL (LTP 2.1).
- REPAIR PRESERVED TREES DAMAGED BY CONSTRUCTION OPERATIONS PER ARBORIST INDUSTRY STANDARDS. ALL BROKEN BRANCHES AND EXPOSED ROOTS OF EXISTING TREES SHALL BE CUT CLEANLY. ALL OAK SPECIES MUST BE PAINTED WITH TREE WOUND DRESSING WITHIN 30 MIN.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY REPRESENTATIVE PRIOR TO ITS REMOVAL.
- TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
- THE PROPOSED FINISHED GRADE AND ELEVATION WITHIN THE RPZ OF ANY EXISTING TREE SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES. FINISHED GRADE AND ELEVATION ABOVE OR BELOW 3" SHALL INCLUDE TREE RETAINING WALLS OUTSIDE THE RPZ.
- REPLACE TREES SCHEDULED TO BE REMOVED THAT ARE REMOVED OR DAMAGED BEYOND REPAIR BY CONSTRUCTION OPERATIONS, AS DETERMINED BY LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE WITH TREES OF SIMILAR SIZE AND SPECIES. COST FOR TREE REPLACEMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE TREE EVALUATION FORMULA AS DESCRIBED IN "A GUIDE TO THE PROFESSIONAL EVALUATION OF LANDSCAPE TREES, SPECIMEN SHRUBS, AND EVERGREENS" AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- ALL COSTS FOR REPAIR AND REPLACEMENT OF PRESERVED TREES DAMAGED BY CONSTRUCTION OPERATIONS OR LACK OF ADEQUATE PROTECTION DURING CONSTRUCTION SHALL BE ASSUMED BY CONTRACTOR.
- ALL PROPOSED TREE REMOVAL SHALL BE DONE IN ACCORDANCE WITH THE OAK-HILT PREVENTION ORDINANCE OF THE CITY OF FAIR OAKS RANCH. FAILURE TO FOLLOW THE CITY OF FAIR OAKS RANCH OAK-HILT PREVENTION ORDINANCE THAT MAY CAUSE ANY DAMAGE SHALL BE ASSIGNED AND MITIGATED BY CONTRACTOR.

TREE PRESERVATION ORDINANCE:

A TREE REMOVAL AND PRESERVATION PLAN IDENTIFYING THE LOCATION, SPECIES, CALIPER AND APPROXIMATE CANOPY COVERAGE OF ALL HEALTHY TREES WHICH ARE NINE-INCH CALIPER IN SIZE OR LARGER WHEN MEASURED AT 4-1/2 FEET ABOVE THE GROUND SHALL BE SUBMITTED WITH THE PRELIMINARY PLAN.

THE APPLICATION DEMONSTRATES THAT THREE (3) TREES WITH A CALIPER OF AT LEAST TWO AND ONE HALF-INCHES (2 1/2") 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).

TREES REMOVED:

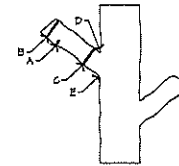
TREE #1001	30" OAK	REMOVED	3 (2 1/2") CALIPER TREES REQUIRED FOR MITIGATION
TREE #101	24" OAK	REMOVED	3 (2 1/2") CALIPER TREES REQUIRED FOR MITIGATION

TOTAL (3) 25" TREES ARE PROPOSED FOR MITIGATION PURPOSES

EXISTING TREE INVENTORY:

EXISTING TREES ON SITE:

TREE #1001	30" OAK	REMOVED (3 TREES REQUIRED)
TREE #1002	16" OAK	REMOVED
TREE #1003	12" OAK	PRESERVED
TREE #1004	18" OAK	PRESERVED
TREE #1005	20" OAK	PRESERVED
TREE #1006	20" OAK	PRESERVED
TREE #1007	14" OAK	PRESERVED
TREE #1008	16" OAK	PRESERVED
TREE #1009	20" OAK	REMOVED
TREE #1010	20" OAK	PRESERVED
TREE #1011	20" OAK	PRESERVED
TREE #1012	6" OAK	PRESERVED
TREE #1013	8" OAK	PRESERVED
TREE #1014	16" OAK	REMOVED
TREE #1015	16" OAK	REMOVED
TREE #1016	10" OAK	PRESERVED
TREE #1017	24" OAK	REMOVED (3 TREES REQUIRED)
TREE #1018	20" OAK	REMOVED
TREE #1019	16" OAK	REMOVED
TREE #1020	18" OAK	REMOVED
TREE #1021	16" OAK	REMOVED



PROPER PRUNING FOR BRANCHES 1 1/2" OR GREATER IN DIAMETER

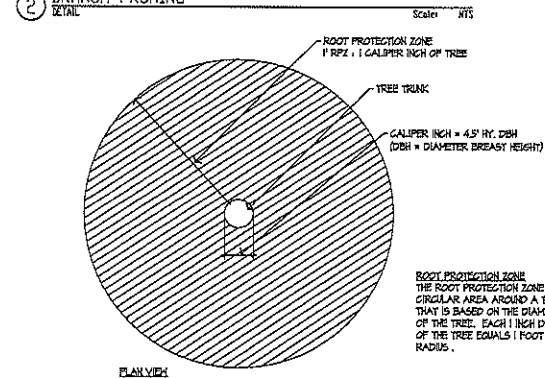
FOR OAKS ONLY

PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN. TO PREVENT THE SPREAD OF OAK WILT

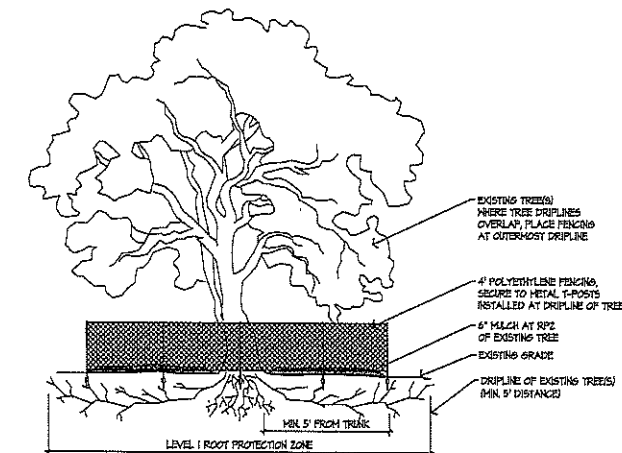
- FIRST CUT - TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
- SECOND CUT - TO REDUCE THE HEIGHT OF THE BRANCH.
- FINAL CUT - ALLOW FOR HEALING COLLAR, BUT NO STUBS. INDENT PROPERLY WHICH ARE SITE FOR DECAY.

NOTE: DO NOT CUT FROM D TO E

BRANCH PRUNING



PLAN VIEW



RPZ PROTECTION FENCING

Scale: NTS

UPLAND STUDIO, LLC.
7339 Patsino Haven
Houston, Texas 77035
(813) 215-16-2007
info@uplandstudio.com



PINNACLE MONTESSORI
AND RETAIL SITE

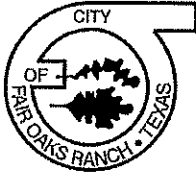
28320 LESLIE PFEIFER DRIVE
FAIR OAKS RANCH, TEXAS 78015

REVISIONS: DATE

PROJECT No. 1001
DATE: MAY 3, 2018
SHEET: 07

TREE PRESERVATION
NOTES AND DETAILS

LTP 2.1



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 19, 2018

AGENDA TOPIC: Discuss and consider recommendation of Fair Oaks Montessori School Preliminary Replat

START/END DATE: July 19, 2018

DEPARTMENT: Public Works

PRESENTED BY: Adrian Garcia

INTRODUCTION/BACKGROUND:

On April 26, 2018 a preliminary replat, establishing Fair Oaks Montessori School, was submitted to the Public Works Department by Pape-Dawson Engineers. This replat consists of 3.205 acres of non-residential. The bulk of this area is made up of a previous platted lot from the Pfeiffer Ranch Subdivision and a portion of Pfeiffer Ranch Corners, Unit 2. After several rounds of review and comments, Pape-Dawson Engineers updated the preliminary replat and submitted their application package on July 3, 2018, for consideration.

The updated plat package has not satisfied all of the requirements of the City Subdivision Ordinance. The following outstanding items contained in the City's Subdivision Regulations have not been sufficiently addressed by the most recent plat application:

- 1) Article II, Section 1 (A, 2) of the City Subdivision Ordinance states the applicant must submit, "A preliminary water distribution, sanitary sewer and stormwater drainage plan, including proposed pipe sizes and grading." The current preliminary utility plan submitted to the City does not provide all of the above requested information. Further, the plan indicates water service will be provided by the City of Fair Oaks Ranch while sanitary sewer service will be provided by San Antonio Water System (SAWS). Accordingly, additional information is needed from the applicant to evaluate the provision utility services, inclusive of dual utility providers (City and SAWS).
- 2) Article II, Section 1 (C, 13) 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 Removal and Preservation Plan shows the removal of two (2) Heritage Trees. The applicant has been informed that this will require City Council approval prior to removal.

Due to the outstanding items listed above, the Public Works Department, at this time does not recommend approval of the preliminary replat that establishes Fair Oaks Montessori School.

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:

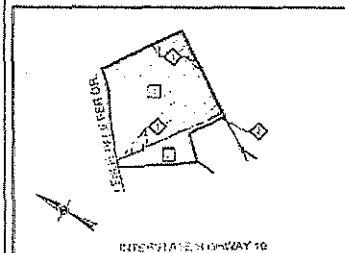
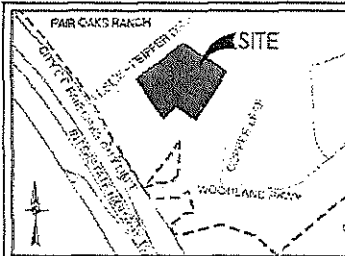
Sec. 212.006 (a) of the Texas Local Government Code titled, Authority Responsible for Approval Generally, states the following:

"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."

At their July 12, 2018, Planning and Zoning Commission meeting, the Commission voted unanimously to recommend *disapproval* of this plat. Commissioner Fothergill and Barnes were absent while Commissioner Horwath abstained from voting.

RECOMMENDATION/PROPOSED MOTION:

I move to recommend *disapproval* of the preliminary replat that establishes Fair Oaks Montessori School.



LEGEND

1. EXISTING BUILDING FOOTPRINTS

2. EXISTING DRIVEWAYS

3. EXISTING PROPERTY LINES

4. EXISTING EASEMENTS

5. EXISTING UTILITIES

6. EXISTING TREES

7. EXISTING FENCES

8. EXISTING SETBACKS

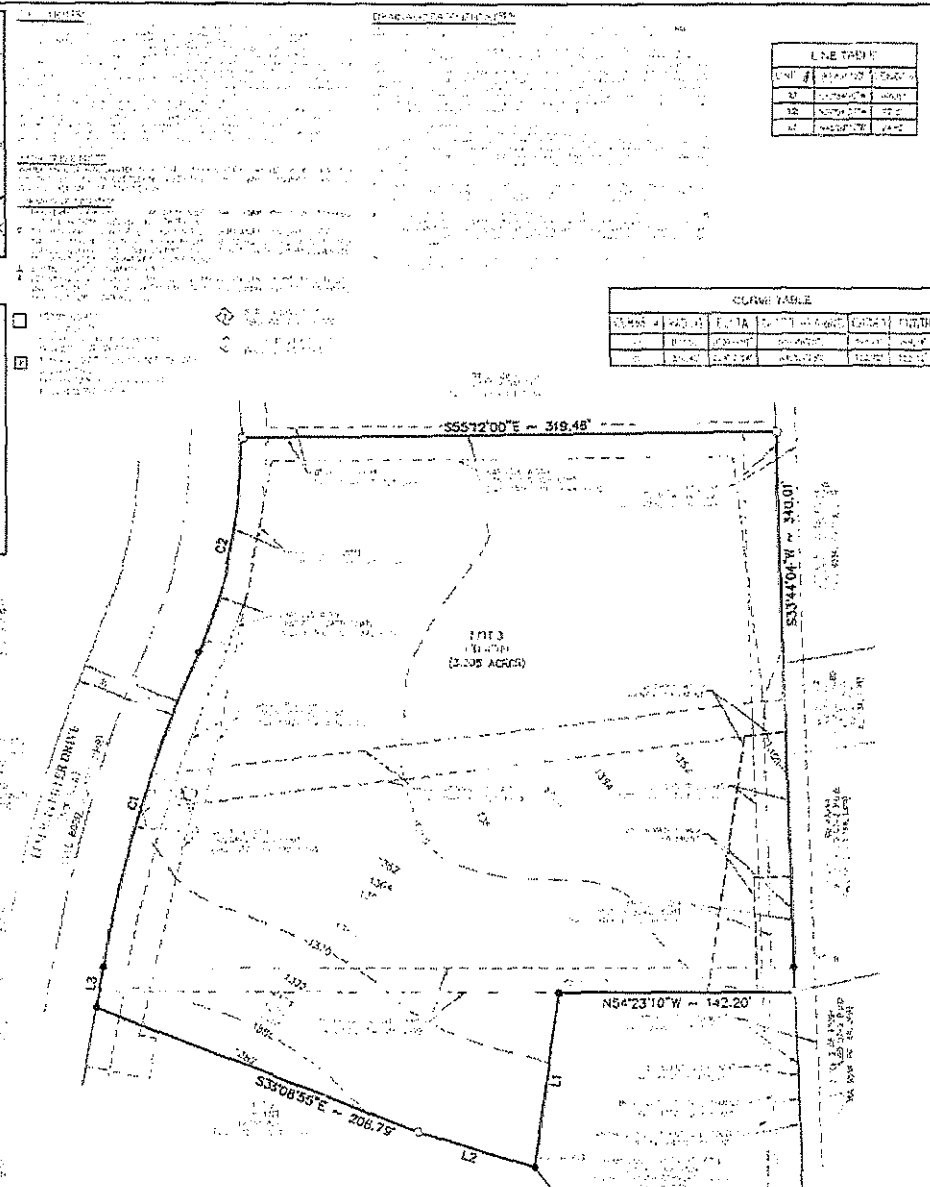
9. EXISTING ZONING

10. EXISTING ADJACENT PROPERTIES

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

DATE: 11/12/12

BY: [Signature]



DATE: 11/12/12

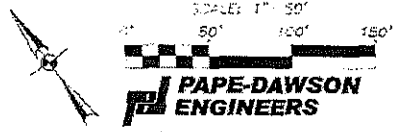
BY: [Signature]

LINE	BEARING	DISTANCE
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2	S 89° 15' 00" W	100.00
3	N 89° 15' 00" W	100.00
4	S 89° 15' 00" E	100.00

CURVE	CHORD	ARC	ANGLE	AREA	PERIMETER
1	100.00	100.00	90.00	7853.98	314.16
2	100.00	100.00	90.00	7853.98	314.16
3	100.00	100.00	90.00	7853.98	314.16
4	100.00	100.00	90.00	7853.98	314.16

REPLAT ESTABLISHING FAIR OAKS MONTESSORI SCHOOL

THIS MAP WAS PREPARED BY PAPER-DAWSON ENGINEERS, INC. FOR THE PURPOSE OF ESTABLISHING THE BOUNDARIES OF THE FAIR OAKS MONTESSORI SCHOOL SITE. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF PAPER-DAWSON ENGINEERS, INC.



PAPE-DAWSON ENGINEERS

DATE OF ESTABLISHMENT: 11/12/12

BY: [Signature]

DATE: 11/12/12

BY: [Signature]

DATE: 11/12/12

BY: [Signature]

DATE: 11/12/12

BY: [Signature]

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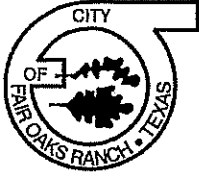
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CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 19, 2018

AGENDA TOPIC: Consideration and possible action regarding a request from HBDC Marketing for a sign variance at 30350 Ralph Fair Road.

DATE: July 19, 2018

DEPARTMENT: Building Codes

PRESENTED BY: Jim Earl, Building Codes Official

INTRODUCTION/BACKGROUND:

The applicant (HBDC Marketing) is requesting a variance to Chapter 15, Section 15.01.009 of the Fair Oaks Ranch Code of Ordinances so as to allow the installation of a sign depicting a single-family property for sale at 30350 Ralph Fair Road (Exhibit A). The proposed sign exceeds the uniform "area" standards adopted by the city for real-estate signs of this nature. By way of background, signs depicting a single-family property for sale are governed by Section 15.01.009.

The Fair Oaks Ranch Code of Ordinances Chapter 15, Sec. 15.01.009 captioned "Signs allowed without a permit" states: The following are exempt from the requirement to obtain a permit, provided that they comply with all other provisions of this and other ordinances of the city. Signs shall be allowed without permit as follows:

- (1) Signs depicting a single or multifamily residential real property for sale, lease, or rent which are not greater than six (6) square feet in area. No more than one (1) sign on the property for sale, lease, or rent except for a corner lot property, no more than one (1) sign allowed on each street front.

On June 21, 2018 Luis Busmail (HBDC Marketing) applied for a permit for a 4' by 8' (32 square ft.) sign which had previously been installed in the right of way of 30350 Ralph Fair Road. Mr. Busmail was informed that the sign was larger than that permitted by the city's Sign Ordinance (6 square ft.) and that the sign could not be in the right of way. The sign was subsequently removed.

On June 21, 2018, Luis Busmail (HBDC Marketing) submitted a variance application to install a v-mounted sign consisting of two 4' by 8' panels (Exhibit B, 64 square ft. total).

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The specific variance being sought and the standards for granting a variance:

- A 58 square ft. variance for a real estate sign depicting residential property for sale.
 - (1) The sign requested will be 64 square ft.
 - (2) The maximum sign of this type allowed by ordinance is 6 square ft.
- City Ordinance states, "the city may approve a variance only if it makes affirmative findings, reflected in the minutes of the City Council's proceedings, as to all of the following:

- (1) The variance will not authorize a type of sign which is specifically prohibited by this chapter.
Affirmative Finding: Real estate signs are permitted by right without a permit so this request is not authorizing a "type" of sign that is prohibited.
- (2) The variance is not contrary to the goals and objectives outlined by the city.
Affirmative Finding: Onsite real estate signs depicting property for sale are permitted by right throughout the city. Accordingly, the proposed sign is consistent with the goals and objectives allowing signage to market property for sale.
- (3) The variance is not contrary to the public interest.
Affirmative Finding: See answer to No 2. Further, staff believes the city's sign regulations were written for a traditional type subdivision. The subject property is a large acre horse ranch with over 500 ft. of frontage along FM 3351. Accordingly, the existing sign regulations may be insufficient as a traditional 6 sq. ft. for sale sign may not be visible/noticeable on a large acre tract located along a major thoroughfare with high speed traffic.
- (4) Due to special conditions applying to the land, buildings, topography, vegetation, sign structures, or other unique matters on adjacent lots or within the adjacent right-of-way, a literal enforcement of the chapter would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly-classified properties will not satisfy this requirement.
Affirmative Finding: See answer to No 3.
- (5) The spirit and purpose of the chapter will be observed and substantial justice will be done.
Affirmative Finding: See answers to No.'s 1-4
- (6) The variance has not been considered by the city council within the past twelve (12) months.
Affirmative Finding: Correct

The applicant's answers to the above can be found on the variance request form.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None

LEGAL ANALYSIS:

The City Attorney concurs with the recommendation.

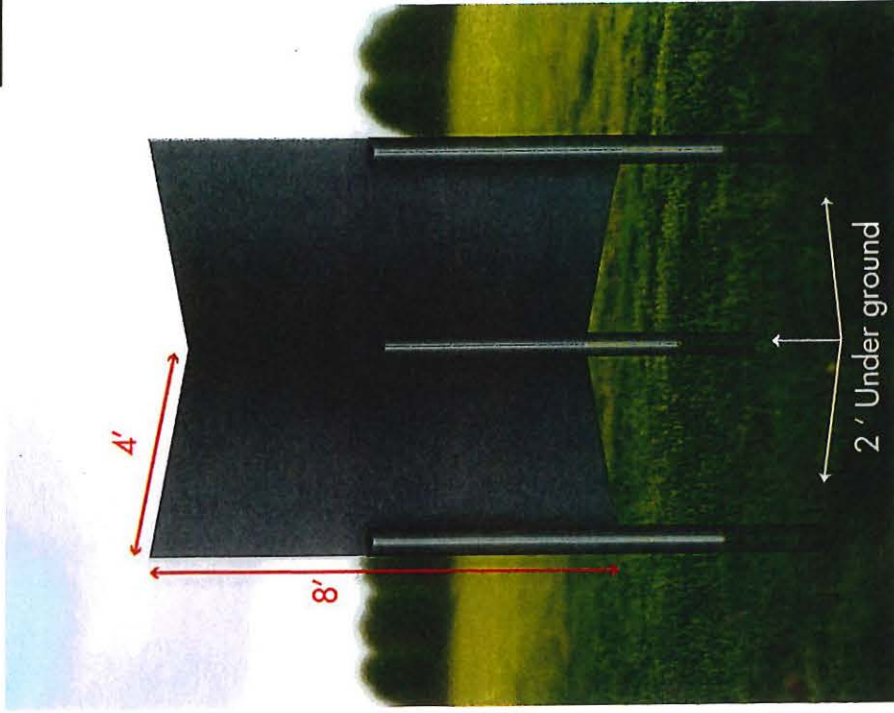
RECOMMENDATION:

Staff recommends approval of the variance subject to the following condition:

- The sign shall be removed within six (6) months from the date the variance is approved or 10 days after sale/closing of the property, whichever comes first.
- The sign is located on the subject property, not within the right-of-way (Exhibit C).

EXHIBIT A





V Sign

Vinyl applied to 2 Signabond boards 4'x 8'
fixed to 3 square tubing posts

Central Park at Craig Ranch

Costly: Above ground signs may not exactly match the look of the building. Signs are subject to theft and damage. Signs are subject to fading and weathering. Signs are subject to being blown away by wind. Signs are subject to being hit by vehicles. Signs are subject to being hit by falling objects. Signs are subject to being hit by lightning. Signs are subject to being hit by fire. Signs are subject to being hit by other hazards.

FOR SALE

ALEXIS WEIGAND
REAL ESTATE GROUP

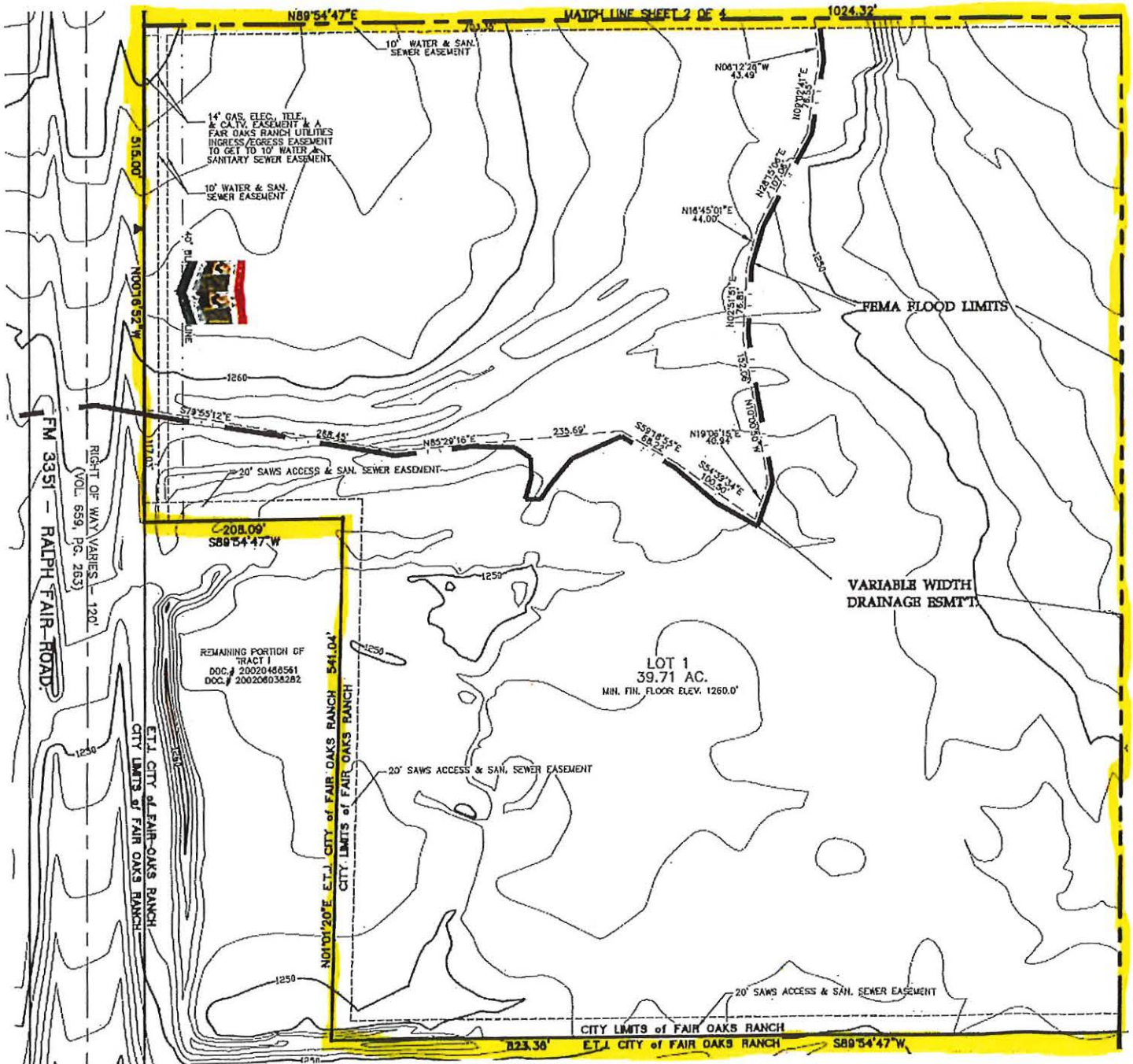


210.987.8808

weigandrealestate.com

**45 ACRES
EQUESTRIAN ESTATE**

EXHIBIT C



City of Fair Oaks Ranch VARIANCE APPLICATION

Applications must be completed, signed and submitted no later than the 1st Thursday of a month with the applicable **Non-Refundable** Variance Fee, made payable to the City of Fair Oaks Ranch. Incomplete or unpaid variance applications will not be accepted.

Visit the City's website to review the Code of Ordinances: www.fairoaksranchtx.org

TO BE COMPLETED BY STAFF:

Submittal Date: 6-21-18 Fee Paid: \$100 Receipt Number: 430873

Completeness Reviewed By: J. Edm Date: 6-21-18

Incomplete Application:

Return Date: _____ Reason: _____

Completed Application to be considered at a City Council Meeting scheduled: 7/19/2018

APPLICANT

Name: HBDC Marketing LUIS BUSMALL
Address: 4434 Centergate St.
City/State/Zip: San Antonio, Texas 78217
Daytime Phone: 210.846.2142
Email Address: luis@hbdcmktg.com

PROPERTY OWNER

PROPERTY DESCRIPTION

Unit/Subdivision: Settlerfield 1A Lot Number(s): 1
Street Address: 30350 RALPH FAIR RD

Type of Variance: Realty Sign Square Footage Size increase - 325 sq. ft. 58 sq. feet

Select an applicable variance type on the following pages, and answer the questions as evidence of compliance and purpose for requiring a variance (attach any supporting documents, illustrations, or photographs).

I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

- ☐ I am the property owner of record, or
☒ I have authorization to represent the owner, organization, or business.

Signature: Quin Evans

Date: 06/21/2018

VARIANCE APPLICATION

Article 15 – Signs

Sec. 15.01.013 Variance. Any person, business, or other organization desiring to continue to construct, reconstruct, place, install, relocate, alter, or use any sign which does not conform to the provisions of this article may make application to the city council for a variance only if your signs permit was denied by the building code official.

Answer the following questions as evidence of compliance and purpose for requiring a variance (attach any supporting documents, illustrations, or photographs), and pay the appropriate filing fee established.

Variance Fee: \$100.00

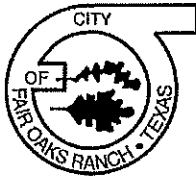
- (1) Is the type of sign requesting specified prohibited in Article 15? ☒ Yes ☐ No
a) What type of sign do you wish to erect? Two 4' x 8' V-Sign mounted on 4" x 4" wood Post. w/45 degree view
- (2) Which section of Article 15 cause reason for this variance? Currently limited to 6 sq. ft. sign for residential sign
a) Reason for your request: We exceed current code of 6 sq. ft. - Size of property is 45 acres -
(39.71 on plat)
- (3) Would failure to grant this variance have an effect on the purpose of your request? ☒ Yes ☐ No
a) If yes, Explain: Would not be able to effectively market property and maintain visible message for traveling vehicle while provide safety measure for public reading realty information.
- (4) Will this variance comply with the spirit, goals and purpose outlined in Article 15? ☒ Yes ☐ No
- (5) Will granting this variance result in conflict of the public's interest? ☐ Yes ☒ No
- (6) Are there special circumstances or conditions affecting the land involved such that the strict enforcement of this article would result in unnecessary hardship, and is not merely financial or economic hardship?
☐ Yes ☒ No
a) If yes, Explain: _____
- (7) Have you requested the same variance within the past twelve (12) months? ☐ Yes ☒ No
- (8) Is this temporary request? ☒ Yes ☐ No
a) If yes, Period Start Date: June 29, 2018 End Date: sale of property

City Council Findings: _____

Approved: _____

Denied: _____

Reset: _____



CITY COUNCIL REPORT ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 19, 2018

AGENDA TOPIC: Report on upcoming Bi-annual Brush/Bulk Pick Up service and the annual Household Hazardous Waste Collection event.

DEPARTMENT: Administration

PRESENTED BY: C. Vanzant, Asst. City Manager

REPORT:

- Bi-annual brush/bulk pick up service – The City and Republic Services provides two brush/bulk pick up services annually. The Fall event will start on August 13 and end the week of August 27. Attached is a copy of the Republic Services flyer detailing the service.
- Annual household hazardous waste collection event – this is the first annual event to be held in the City. It will be on August 25 from 8 a.m. – 12 p.m. at City Hall complex. Attached is a copy of the Republic Services flyer detailing the event.

Both flyers were mailed to all Republic Services customers the week of July 16. Additional communication regarding the events include:

1. Posting on city's website and Facebook page.
2. Posting on city's new information sign at Dietz Elkhorn/Fair Oaks Parkway.
3. Posting on FORHA's website.
4. Notice on Fair Oaks Ranch Utilities August billing statement.

IMPORTANT INFORMATION REGARDING BI-ANNUAL BULK/BRUSH PICKUP SERVICE

The City of Fair Oaks Ranch contracts with Republic Services® to provide a bi-annual bulk/brush pickup service. Pickup rules are stated under the Quick Reference section (other side of page). Republic Services will not pick up any pile that has excess brush (greater than 15' L X 6' W X 6' H), comingled brush/metal objects, items not placed out by the appropriate time/date, or piles placed in areas that the truck cranes cannot reach. Brush piles passed by will need to be moved out of the city right of way and arrangements made with Republic Services or other private contractor for immediate pickup. Any resident placing bulk/brush items out either prior to or after their authorized date as noted below or for not moving items if passed by will be issued a Municipal Court summons for violating City Ordinance.

This is the official notice of your scheduled pickup service. Please note the dates for your sector as this is the only notice you will receive. A copy of this document with sector maps is available on the city's website at www.fairoaksranchtx.org.

PLACING ITEMS OUT PRIOR TO YOUR SECTOR'S START DATE IS A VIOLATION OF CITY ORDINANCE, AND WILL RESULT IN A CITATION AND A FINE OF NOT MORE THAN \$2,000 FOR EACH DAY OF THE VIOLATION. THE ITEMS MUST BE PLACED AT THE CURB IN FRONT OF YOUR PROPERTY, BUT NOT IN THE STREET.



The pickup schedule is divided into three (3) sectors, and a service map is available at www.fairoaksranchtx.org

- Sector 1 All residential homes south of Dietz Elkhorn (does not include homes on Dietz Elkhorn)
- Sector 2 All residential homes between Cibolo Creek and Dietz Elkhorn (includes homes on Dietz Elkhorn)
- Sector 3 All residential homes North of Cibolo Creek (Includes Deer Meadow Estates)

BULK/BRUSH PICKUP SCHEDULE

- Sector: The area where you live in the City as described above.
- Start Date: The first day you can put items at the curb for pickup.
- End Date: The last day to put out items at the curb – no later than midnight the day before pickup starts.
- Pickup Date: The day that brush/bulk waste pickup starts in your sector.

SECTOR	START DATE to PUT ITEMS OUT	END DATE to PUT ITEMS OUT	PICK UP STARTS
1	8/04/2018	8/12/2018	8/13/2018
2	8/11/2018	8/19/2018	8/20/2018
3	8/18/2018	8/26/2018	8/27/2018

Please follow the instructions listed under QUICK REFERENCE to ensure a complete and timely pick up by Republic Services. Failure to follow these instructions may result in items not being picked up and having to pay an additional fee for a special pick up. With your cooperation, the city should be cleared of trash within four (4) weeks.

Following items ARE NOT acceptable so PLEASE DO NOT put these out for pickup!

- Tires/batteries
- Waste oil
- Gasoline
- Pool chemicals
- Household chemicals
- Acids/Poisons
- Paints*
- Solvents
- Auto Fluids
- Pesticides

These items are considered hazardous waste and create legal problems, health and safety concerns as well as machinery problems. Please take an active role in disposing of your hazardous wastes responsibly.

Republic Services and the City of Fair Oaks Ranch is partnering for a Household Hazardous Waste collection event on August 25. See enclosed flyer for full details.

Glass such as windows and doors, electronics such as TV's, computers, monitors or any electronic equipment, construction debris, larger amounts of concrete (small pieces of concrete are acceptable but we cannot accept larger amounts or bags of Quikrete).

*Only dried paint is acceptable. Paint must be a solid before placing at curb.





There are a few issues listed below that need special attention:

Contractors that you hire for brush or tree trimming must remove the trimmed waste as it will not be picked up by Republic Services. If your contractor does not want to haul the trimmings, you may contact Republic Services at 210.304.2700 or 800.275.4234 for a price estimate to remove the contractor's waste.

Brush piles larger than fifteen (15) feet in length, six (6) feet in width and six (6) feet in height will not be picked up and will be subject to additional charges.

Hazardous Materials (batteries, oil, gasoline, tires, wet paint, etc.) will not be picked up. Placing them in the street right of way is a violation of City Ordinance (see backside of this notice for additional information, or visit the city's website).



QUICK REFERENCE

1. Place items out no later than midnight the day before pickup is to begin in your sector. If you have missed your scheduled pickup, you may contact Republic Services to schedule a pickup for a nominal fee. Items must be placed **at the curb** in front of your residence only (not on street).
2. Keep **all bulk items separated three feet** from brush and shrubbery trimmings, especially scrap iron, wire, metal, etc. to avoid equipment damage. Do not place bulk items near fences, mail boxes, water meters, telephone pedestals, fire hydrants, under trees or other low hanging lines as the waste truck cannot safely pick up items there.
3. **Remove gasoline/oil/propane/butane** from items being discarded, (i.e. lawn mowers, small engines, barbecue pits, gas cans, etc).

When hiring a contractor to cut and trim your trees, shrubs, etc. or to replace decks, carpets, etc., please make arrangements for the **contractor to remove the waste**. Otherwise, you need to contact Republic Services for a price quote to remove the waste for you.

Items containing **FREON** are not acceptable by state law. Republic Services can only accept freezers, refrigerators, air conditioners and other applicable appliances **with a state approved certificate from a licensed technician** disclosing removal of the Freon. Each appliance must have the proper certificate attached when placed at the curb for pickup. No exceptions. Call a/c firms, appliance companies, refrigerant removal firms, etc. for information and costs.



We'll handle it from here.®



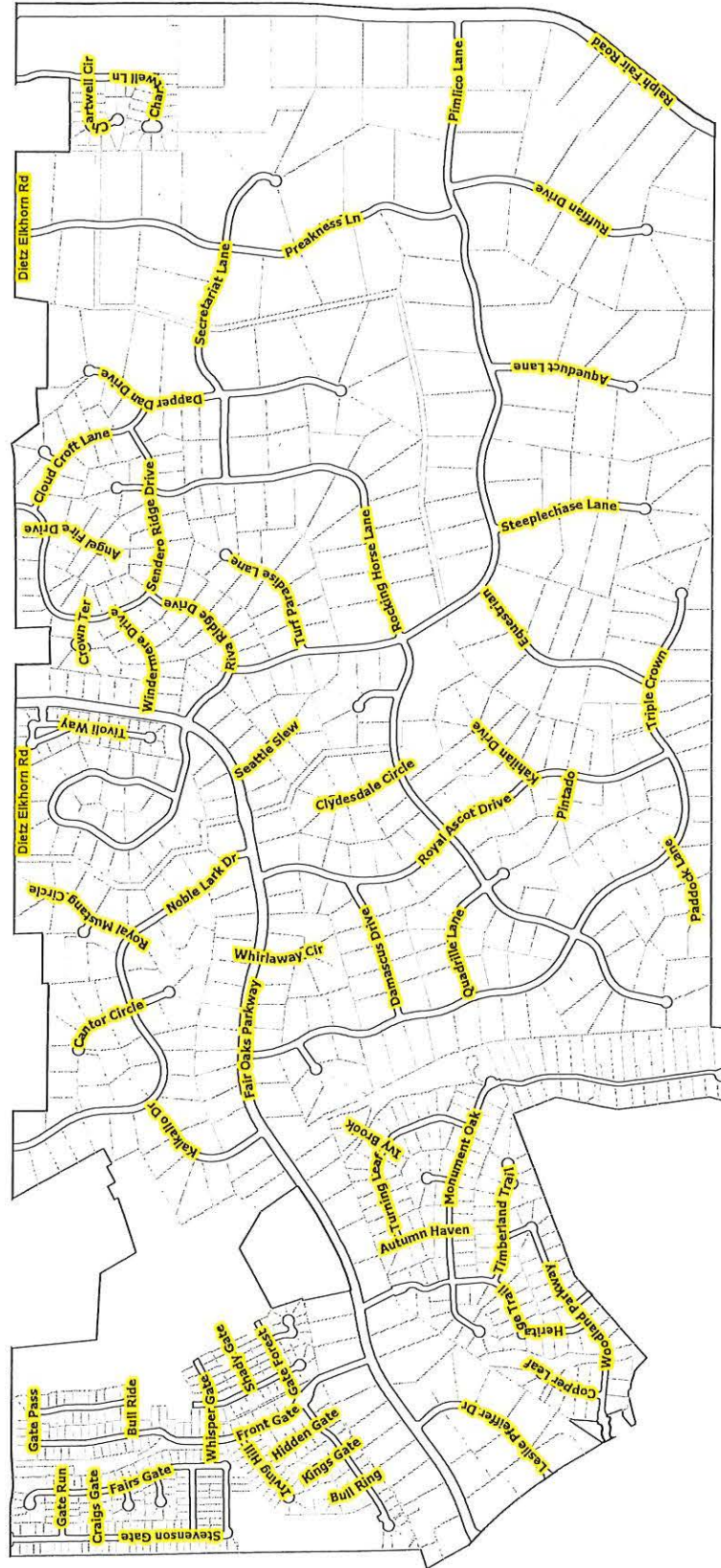
CITY of FAIR OAKS RANCH
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015
210.698.0900

Republic Services
4542 SE Loop 410
San Antonio, TX 78222
210.304.2700

Bulk/Brush Collection Guide

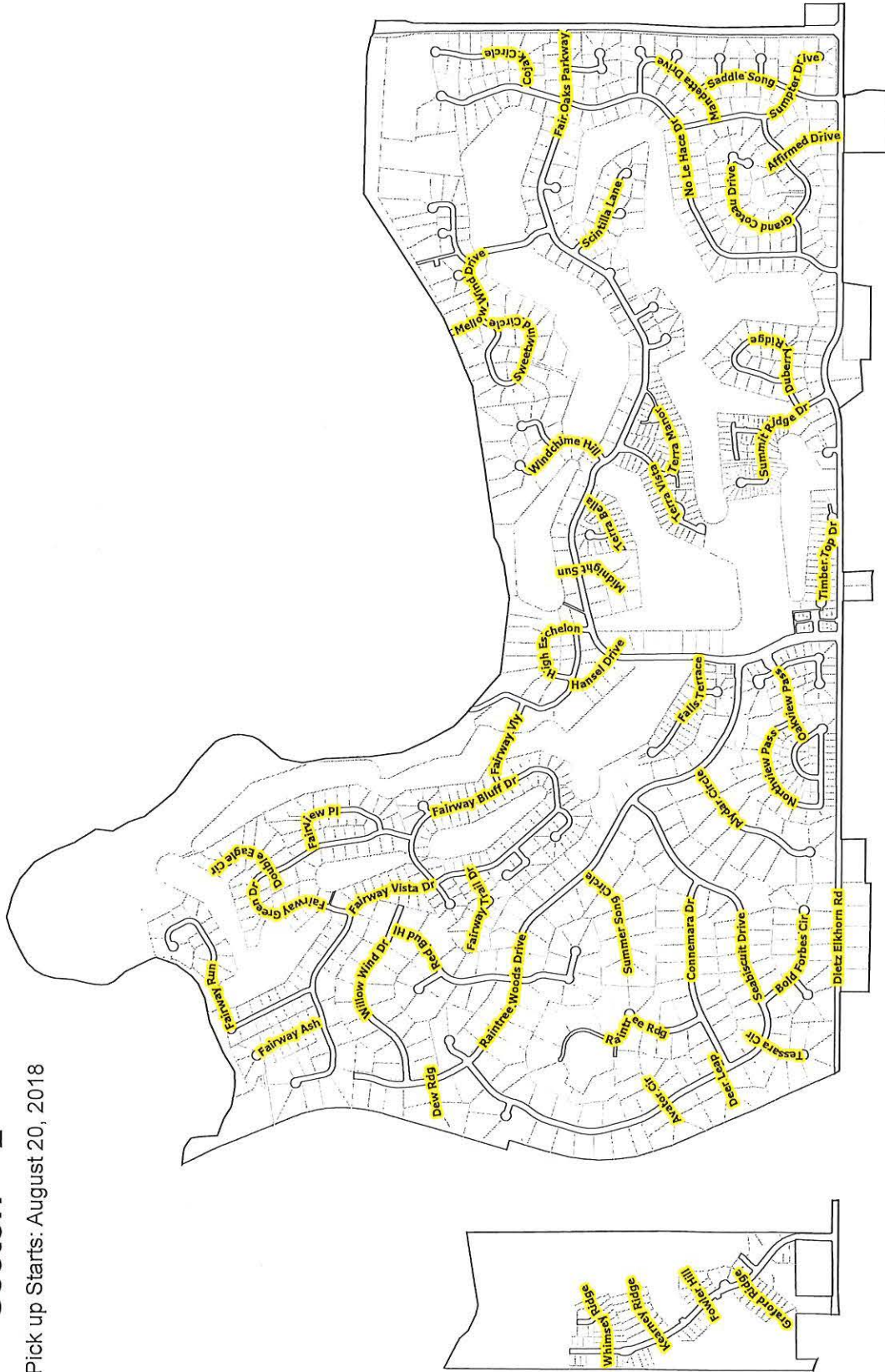
Sector: 1

Pick up Starts: August 13, 2018



2

Pick up Starts: August 20, 2018



[illegible]

City of Fair Oaks Ranch

HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT

AUGUST 25TH, 2018 | 8:00 A.M. TO 12:00 P.M.

Drive into the City Hall parking lot and follow instructions given by the attendants for unloading of hazardous waste. Proof of residency in Fair Oaks Ranch (i.e. driver's license, utility bills, etc.) will be required before disposing of hazardous waste.

What to Bring

Materials Accepted - All containers must be 5-gallons or less in size.

- | | | |
|--------------------------|--------------------------------|-------------------------------------|
| • Aerosol cans | • Abrasive cleaners or powders | • Glues |
| • Pesticides | • Transmission fluids | • Cooking oils |
| • Herbicides | • Chlorinated hydrocarbons | • Photographic chemicals |
| • Wood preservatives | • Disinfectants | • Rat and mouse poisons |
| • Fungicides | • Used motor oils and filters | • Paints, oils, stains or varnishes |
| • Bleach cleaners | • Organophosphates | • Drain cleaners |
| • Fluorescent/CFL bulbs | • Rugs and upholstery cleaners | • Thinners and turpentine |
| • Botanicals | • Oven cleaners | • Pool chemicals |
| • Ammonia-based cleaners | • Flea sprays/bug sprays | • Fertilizers |
| • Antifreeze | • Mothballs | • Furniture strippers |
| • Acids | • Toilet cleaners | • Rust paints |

What Not to Bring

Materials NOT ACCEPTED

- | | | |
|------------------------|-----------------------------|--------------------|
| • Washers | • Explosives | • PCB's or dioxins |
| • Dryers | • Radioactive materials | • Gunpowder |
| • Freezers | • Medical waste/sharps | • Business waste |
| • Air conditioners | • Pharmaceuticals/medicines | • Smoke detectors |
| • Refrigerators | • Compressed gasses | • Household waste |
| • Electronic equipment | • Ammunition | • TVs/computers |

Safety Tips!!

How Should I Prepare Materials for Transport to the Collection Site?

- Bring products in their original containers. **Do not mix products!**
- Make sure containers are properly sealed.
- If the containers leaks, use an absorbent, such as cat litter, to soak up leaks.
- If you do not know what it is, mark it "unknown."
- If possible, place materials in cardboard boxes; boxes with dividers make for good packing.
- Place materials in areas away from drivers and passengers.

**If you have any questions concerning hazardous waste disposal,
please contact Republic Services at 210.304.2700.**

