



## CITY OF FAIR OAKS RANCH

# PLANNING AND ZONING COMMISSION MEETING

Thursday, January 13, 2022 at 6:30 PM

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

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## AGENDA

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### OPEN MEETING

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

### CITIZENS and GUEST FORUM

*To address the Commission, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. In accordance with the Open Meetings Act, the P&Z Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.*

3. Citizens to be heard.

### CONSENT AGENDA

All of the following items are considered to be routine by the P&Z Commission, there will be no separate discussion on these items and will be enacted by one motion. Items may be removed by any Commissioner by making such request prior to a motion and vote.

4. Approval of the December 9, 2021 Planning & Zoning Commission Regular Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

### CONSIDERATION / DISCUSSION ITEMS

5. Consideration and possible action on the appointment of a Planning and Zoning Commission Vice Chairperson.

Bobbe Barnes, Commission Chairperson

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

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

7. Consideration and possible action to recommend approval of a request for an extension of time for the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.

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

8. Consideration and possible action recommending the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.

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

9. Review and discussion of proposed amendments to the City of Fair Oaks Ranch Unified Development Code.

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

## ADJOURNMENT

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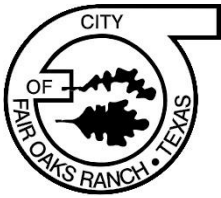
**Signature of Agenda Approval:** s/Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Amanda Valdez, TRMC, Deputy City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org), both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, January 10, 2022 and remained so posted continuously for at least 72 hours before said meeting was convened.

<p>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.</p>
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## CITY OF FAIR OAKS RANCH

# PLANNING AND ZONING COMMISSION MEETING

Thursday, December 9, 2021 at 6:30 PM

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

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## MINUTES

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### OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes and Vice Chairperson Leonard  
Commissioners: Linda Tom, Marty Bryant, Dale Pearson, and Lamberto Balli

Absent: Commissioner David Horwath

With a quorum present, the meeting was called to order at 6:31 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison

### CITIZENS and GUEST FORUM

3. **Citizens to be heard** – There were no citizens to be heard.

### CONSENT AGENDA

4. **Approval of the November 10, 2021 Planning and Zoning Commission Regular Meeting Minutes.**

MOTION: Made by Commissioner Tom, seconded by Commissioner Bryant, to approve the Consent Agenda.

VOTE: 6-0, Motion Passed.

### CONSIDERATION / DISCUSSION ITEMS

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

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to recommend approval of the 30-day extension of time for the approval of the Preliminary Plan for Elkhorn Ridge Unit 4.

VOTE: 6-0, Motion Passed.

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

MOTION: Made by Commissioner Balli, seconded by Commissioner Pearson, to recommend approval of the Final Plat of Front Gate Unit 6 with the following minor conditions:

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

VOTE: 6-0, Motion Passed.

7. **Review and discussion of proposed amendments to the City of Fair Oaks Ranch Unified Development Code.**

Lata Krishnarao, AICP, LEED ND, Consultant from Gunda Corporation led a discussion regarding proposed amendments to the UDC. The Commission request clarification by the City Attorney on Section 3.8 of the UDC.

8. **Consideration and possible action on calling special meetings for discussion of proposed amendments to the City's Unified Development Code.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to approve setting, January 27, 2021, February 24, 2021, and March 24, 2021 as a special meeting dates.

VOTE: 6-0, Motion Passed.

## ADJOURNMENT

Chairperson Barnes adjourned the meeting at 8:23 PM.

ATTEST:

\_\_\_\_\_  
Bobbe Barnes, Chairperson

\_\_\_\_\_  
Amanda Valdez, TRMC  
Deputy City Secretary





**PLANNING & ZONING CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**January 13, 2022**

AGENDA TOPIC: Consideration and possible action on the appointment of a Planning and Zoning Commission Vice-chairperson

START DATE: January 13, 2022

DEPARTMENT: Planning and Zoning Commission

PRESENTED BY: Bobbe Barnes, Commission Chairperson

**INTRODUCTION/BACKGROUND:**

At the Planning and Zoning Commission's October 14, 2021 meeting, the Commission appointed Commissioner Douglas Leonard to serve as Vice-chairperson for one year. On December 29th the City received notification from Vice-chairperson Leonard of his resignation from the Commission.

Section 3.2 of the Commission's Rules of Procedure states, "*If a vacancy of either the Chairperson or Vice-chairperson exists, a majority of the remaining members who are present and voting shall appoint an existing Commission member to complete the unexpired term*".

Tonight's agenda item is to select a Vice-chairperson to fulfill the unexpired term.

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

1. Complies with Section 3.2 of the Planning and Zoning Commission's Rules of Procedure relative to an officer vacancy.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

None.

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

I move to appoint \_\_\_\_\_ as the P&Z Vice-Chairperson until the next Vice-chairperson is selected in October 2022.



**PLANNING & ZONING CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**January 13, 2022**

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

**START DATE:** January 13, 2022

**DEPARTMENT:** Public Works and Engineering Services

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

**SUMMARY:**

The purpose of this Preliminary Plat is to create 26 residential lots, and one private street (Cheyenne Ridge) that will also be maintained as underground utility easements. The lot sizes range from 0.17 acres to 0.43 acres and the minimum lot width of the lots being platted in this phase is 65 feet except for one lot that is 55 foot wide. The subdivision is generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge (see attached **Exhibit A: Location Map**). Street access to the subdivision will be provided from Cheyenne Ridge.

**BACKGROUND:**

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

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

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

Source: Development Agreement dated 2014

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

**Table 1: Elkhorn Ridge Development Construction Status**

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

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

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

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

Based on previous discussions with staff and legal counsel, the proposed plat will meet the terms of the Development Agreement.

**Exhibit G** shows an aerial view of the Elkhorn Ridge development. The street providing access to this subdivision is constructed and has been accepted by the City. The parcel has protected trees on site that need mitigation. The applicant has prepared a tree mitigation plan (Tree Plan) that is placed on the agenda of January 13, 2021 and needs to be approved prior to approval of the Preliminary Plat.

The Preliminary Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, which was in effect at the time of the approval

of the Master Plan. Staff has reviewed the Preliminary Plat and relayed review comments to the applicant. The applicant had requested for a 30-day extension of time to address the staff comments. On December 9, 2021, the P & Z recommended approval for the applicant's request for a 30-day extension of time to address the staff comments. The request was approved by the City Council on December 16, 2021.

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

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

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

N/A

**LEGAL ANALYSIS:**

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

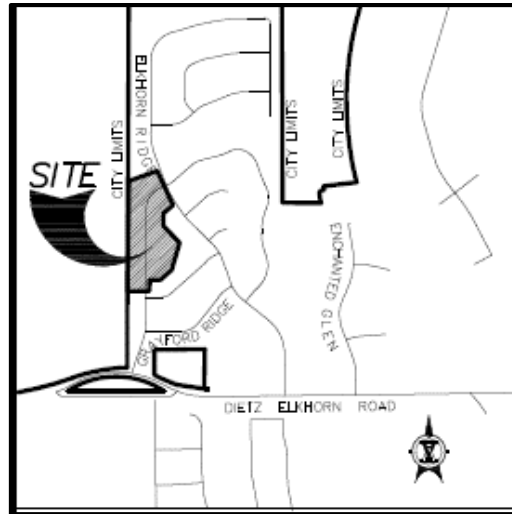
"The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to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

**RECOMMENDATION/PROPOSED MOTION:**

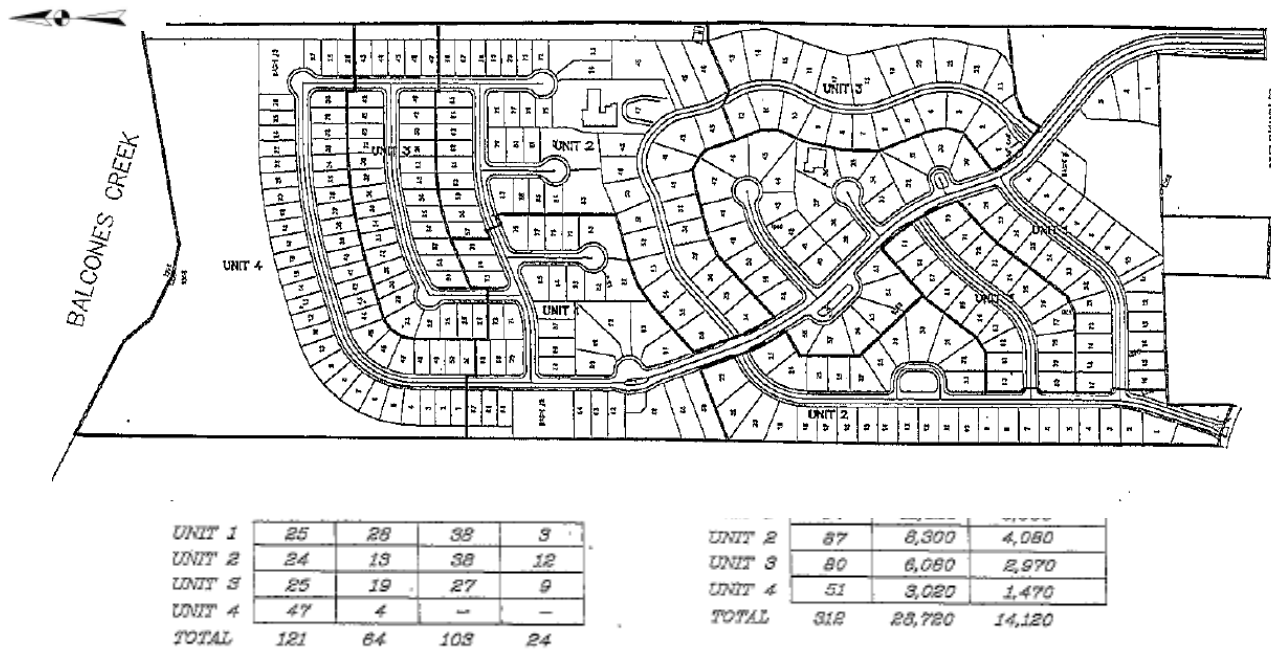
Staff has reviewed the revised plans and recommends approval of the Preliminary Plat.

Motion: I move to recommend approval of the Preliminary Plat of Elkhorn Ridge Unit 4 with the following minor conditions.

1. Label two-foot contour interval surveys tied to known reference points or USGS benchmarks. Currently, the contour interval is not two-foot.
2. Applicant to provide proof of USPS approval for Cheyenne Ridge prior to recordation.
3. Applicant to correct the year in the City Council approval and notarization fields.

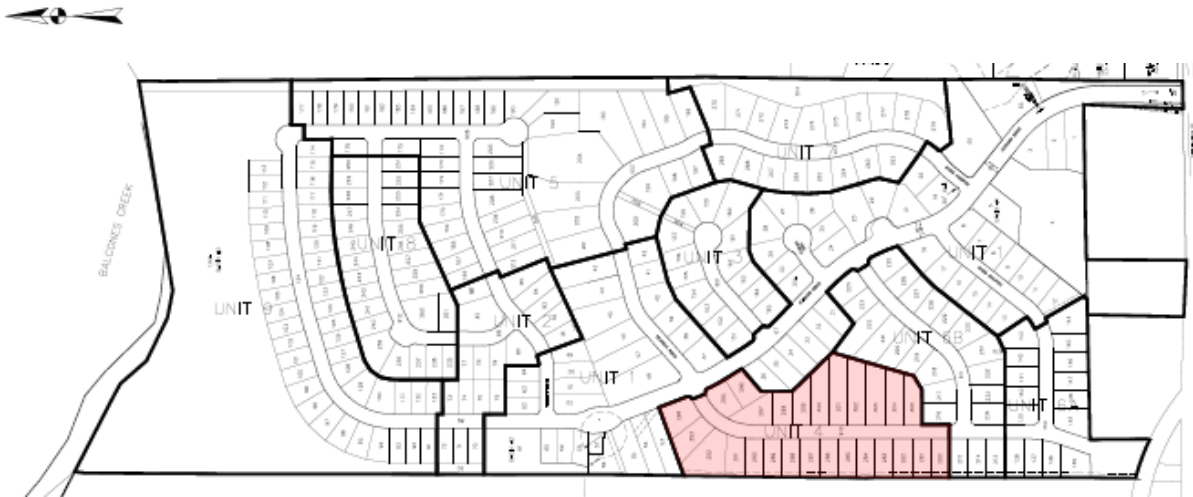
**Exhibit A: Elkhorn Ridge Unit 4 Location Map**

Source: Provided by the applicant

**Exhibit B: Elkhorn Ridge Subdivision Master Plan**

Source: Development Agreement dated 2014

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

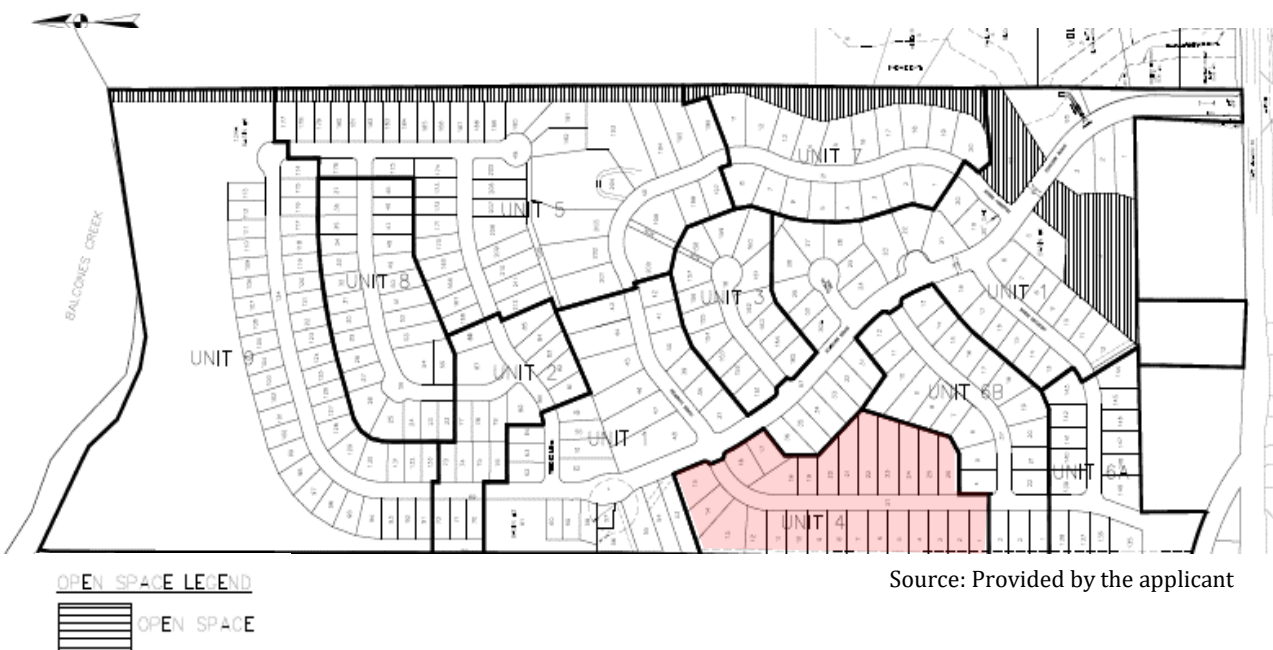


Source: Provided by the applicant

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

	U 1	U 2	U 3	U 4	U 5	U 6A	U 6B	U 7	U 8	U 9	TOTAL
AREA(AC)	28.72	4.35	3.92	7.356	16.28	4.36	6.00	7.07	5.98	23.90	107.94
55' LOTS	135	11	18	1	35	—	—	—	27	43	
65' LOTS	113	36	—	15	25	15	22	—	—	—	
80' LOTS	44	14	—	—	12	—	—	18	—	—	
TOTAL	292	61	18	15	26	47	22	18	27	43	
RECORDING DATA	V 9688/P 179	V 9714/P 183	V 9808/P 228	FUTURE	V 9808/P 601	V 9808/P 1443	V 9808/P 1593	FUTURE	FUTURE	V 9808/P 1645	
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	FUTURE	COMPLETED	COMPLETED	COMPLETED	FUTURE	FUTURE	COMPLETED	

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



Source: Provided by the applicant

## Exhibit F: Open Space Requirement

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

<sup>1</sup> THE OPEN SPACE REQUIRED FOR THE ENTIRE SUBDIVISION WAS PROVIDED WITH UNIT-1.

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

Source: Provided by the applicant

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



### Attachments:

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





## City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 [bcodes@fairoaksranchtx.org](mailto:bcodes@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

### UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

(1) A complete **Universal Application** form (2 pages), and

(2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.

The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

#### DEVELOPMENT INFORMATION

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

#### PROPERTY OWNER INFORMATION

Owner: Elkhorn Ridge SA, LLC Contact Name: Lloyd A. Denton, Jr.  
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218  
 Phone: (210) 828-6131 Email: plats@bitterblue.com

#### APPLICANT INFORMATION

Applicant/Developer: Bitterblue Contact Name: Lloyd A. Denton, Jr.  
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218  
 Phone: (210) 828-6131 Email: plats@bitterblue.com

#### KEY CONTACT INFORMATION

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

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

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

#### \*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

DATE REC'D: 11/03/2021 BY: KGS  
 FEES PAID: \$1950.00 APPROVED BY: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 APPLICATION/PERMIT NO: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.



**SPECIFIC APPLICATION FORM (S1-S39).** Please check the appropriate type below:**Land Use Policy Related**

(Section 3.9 of the UDC)

- ☐ Annexation\* - Form S1  
☐ Comprehensive Plan Amendment (Text)  
☐ Unified Development Code (UDC) Text Amendment  
☐ Rezoning/ FLUM amendment\* - Form S2  
☐ Special Use Permit\* - Form S3  
☐ Planned Unit Development (PUD)\* - Form S4  
☐ Development Agreement  
☐ Conservation Development Alternative\* (CDA) (Section 4.8) - Form S5

**Subdivision and Property Development Related**

(Section 3.8 of the UDC)

- ☐ Amending Plat\* - Form S6  
☐ Minor Plat\* - Form S7  
☐ Development Plat\* - Form S8  
☐ Concept Plan\*\* - Form S9  
☒ Preliminary Plat\* - Form S10  
☐ Final Plat\* - Form S11  
☐ Replat\* - Form S12  
☐ Construction Plans\* - Form S13  
☐ Vacating Plat  
☐ Plat Extension

**Site Development Related**

(Section 3.9 of the UDC)

- ☐ Vested Rights Verification Letter  
☐ Zoning Verification Letter  
☐ Written Interpretation of the UDC  
☐ Temporary Use Permit\* - Form S14  
☐ Special Exception\* - Form S15  
☐ Site Development Permit\* (Site Plan Review) - Form S16  
☐ Floodplain Development Permit\* - Form S17  
☐ Stormwater Permit\* - Form S18  
☐ Certificate of Design Compliance\* - Form S19

Appeal of an Administrative Decision

- ☐ Zoning ☐ Others

Variance

- ☐ Policy ☐ Judicial\* - Form S20

☐ Sign Special Exception/Appeal to an Administrative Decision

☐ Administrative Exception

☐ Permit for Repair of Non-Conforming Use/Building

☐ Letter of Regulatory Compliance

☐ On-Site Sewage Facility Permit (OSSF)

☐ Certificate of Occupancy (CO)\* - Form S21

☐ Relief from Signage Regulations

☐ Group Living Operation License\* - Form S22

☐ Grading/Clearance Permit - Form S23
**Building Permits Related****Commercial**

- ☐ New/Remodel/Addition\* - Form S24  
☐ Fence\* - Form S25  
☐ Miscellaneous\* - Form S26

**Residential**

- ☐ New Home\* - Form S27  
☐ Remodel/Addition\* - Form S28  
☐ Detached Buildings\* - Form S29

**Others**

- ☐ Solar\* - Form S30  
☐ Swimming Pool\* - Form S31  
☐ Demolition, Drive or Move  
☐ New Lawn/Water\* - Form S32  
☐ Backflow Device/Irrigation Systems - Form S33  
☐ Sign\* (Permanent) - Form S34 A  
☐ Sign\* (Temporary) - Form S34 B  
☐ Appeal of Denial of Sign Permit  
☐ Master/ Common Signage Plan\* - Form S35  
☐ Water Heater or Water Softener\* - Form S36  
☐ Right-of-Way Construction\* - Form S37  
☐ Flatwork\* - Form S38

**Inspections**

- ☐ Mechanical ☐ Electrical  
☐ Plumbing ☐ Building  
☐ Others \_\_\_\_\_

**Water- Wastewater Service**

- ☐ Connect/ Disconnect Form\* - Form S39

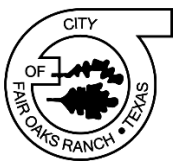
\*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

\*\* The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

**Application Checklist for all Applications**

- ☒ Universal Application Form (Form UA).  
☒ Items listed in the checklist for the Specific Application Form (Form S#) <sup>1</sup>. (Please make sure the boxes are checked)  
☒ Application Processing Fees and other application fees.  
☒ Letter of intent explaining the request in detail and reason for the request.  
☒ Signed Letter of Authorization required if the application is signed by someone other than the property owner.  
☒ Site plan and shapefile drawings (if applicable) for the property  
☒ Location map clearly indicating the site in relation to adjacent streets and other landmarks  
☒ One (1) copy of proof of ownership (recorded property deed or current year tax statements)  
☒ One (1) USB drive containing the general required documents in Adobe PDF format (if required)

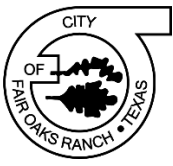
<sup>1</sup>For items that are duplicated in the specific type of application, only one copy is required.

**S10****SPECIFIC APPLICATION FORM - PRELIMINARY PLAT**

## Section 3.8 (4) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☒ A completed Universal Development Application and checklist signed by the owner/s of the property.
- ☒ Payment of all other applicable fees (see Schedule of Fees).
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- N/A Pre-Application Conference prior to application submittal.
- N/A Approved copy of a Concept Plan or other approved plats, if applicable.
- N/A Concept plan approval (if required).
- ☒ A title report.
- ☒ Three (3) copies (full size) of complete sets of construction plans (plan views) to verify required easements and reserves, showing existing and proposed configurations if applicable. This includes grading, streets, green spaces, drainage/stormwater systems, gas, electrical, water, wastewater, cable and TV, fiber and all utilities.
- ☒ One (1) copy (11x17) of proposed plat.
- N/A One (1) copy (11x17) of all existing recorded plats pertaining to the preliminary plat.
- N/A Basic engineering information, if deemed necessary by the City.
- ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- ☒ Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ☒ Drainage/Stormwater plan, if any grade changes.



- ☒ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8.
- ☒ Electronic copies of the required exhibits in “PDF” format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- ☒ Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.

November 17, 2021

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

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

Dear Ms. Schweitzer,

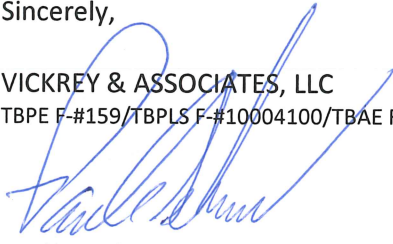
This submittal is to subdivide the following:

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

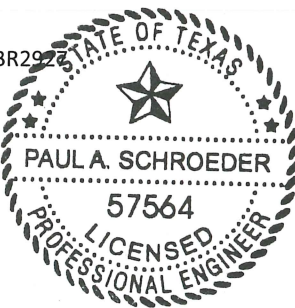
The Elkhorn Ridge Unit 4 subdivision will contain 26 lots.

Sincerely,

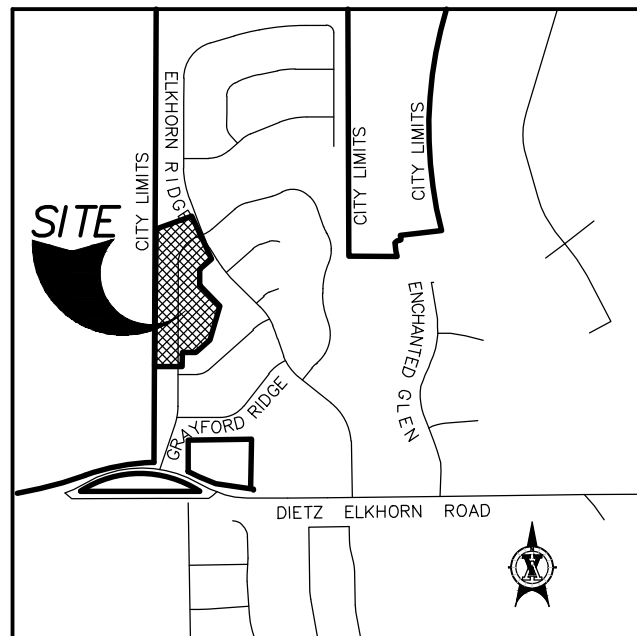
VICKREY & ASSOCIATES, LLC  
TBPE F-#159/TBPLS F-#10004100/TBAE F-#BR2922

  
Paul A. Schroeder, PE, RPLS  
Residential Division Manager

PAS/ksh







LOCATION MAP  
NOT TO SCALE

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

- ① 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② CLEAR VISION EASEMENT
- ③ 16' ELECTRIC ESM'T DOC.# 20150065617
- ④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9692, PG. 179-181
- ⑤ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 1223
- ⑥ 15' DRAINAGE EASEMENT

**CLEAR VISION EASEMENT:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**ZONING DESIGNATION NOTE:**  
THIS PLAT AREA IS CURRENTLY ZONED AS EXISTING RESIDENTIAL ZONE 1.

**PRIVATE STREET DESIGNATION NOTE:**  
CHEYENNE RIDGE (PARCEL 915) IS A PRIVATE STREET AND IS DESIGNED AS UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER AND UTILITY EASEMENT.

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

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF FAIR OAKS RANCH'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF FAIR OAKS RANCH.

**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

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

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 48091C0085F EFFECTIVE DATE AUGUST 28, 2017. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, LLC.

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

VICKREY & ASSOCIATES, LLC.  
BY: PAUL A. SCHROEDER, R.P.L.S. \_\_\_\_\_ REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

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

LICENSED PROFESSIONAL ENGINEER

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

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

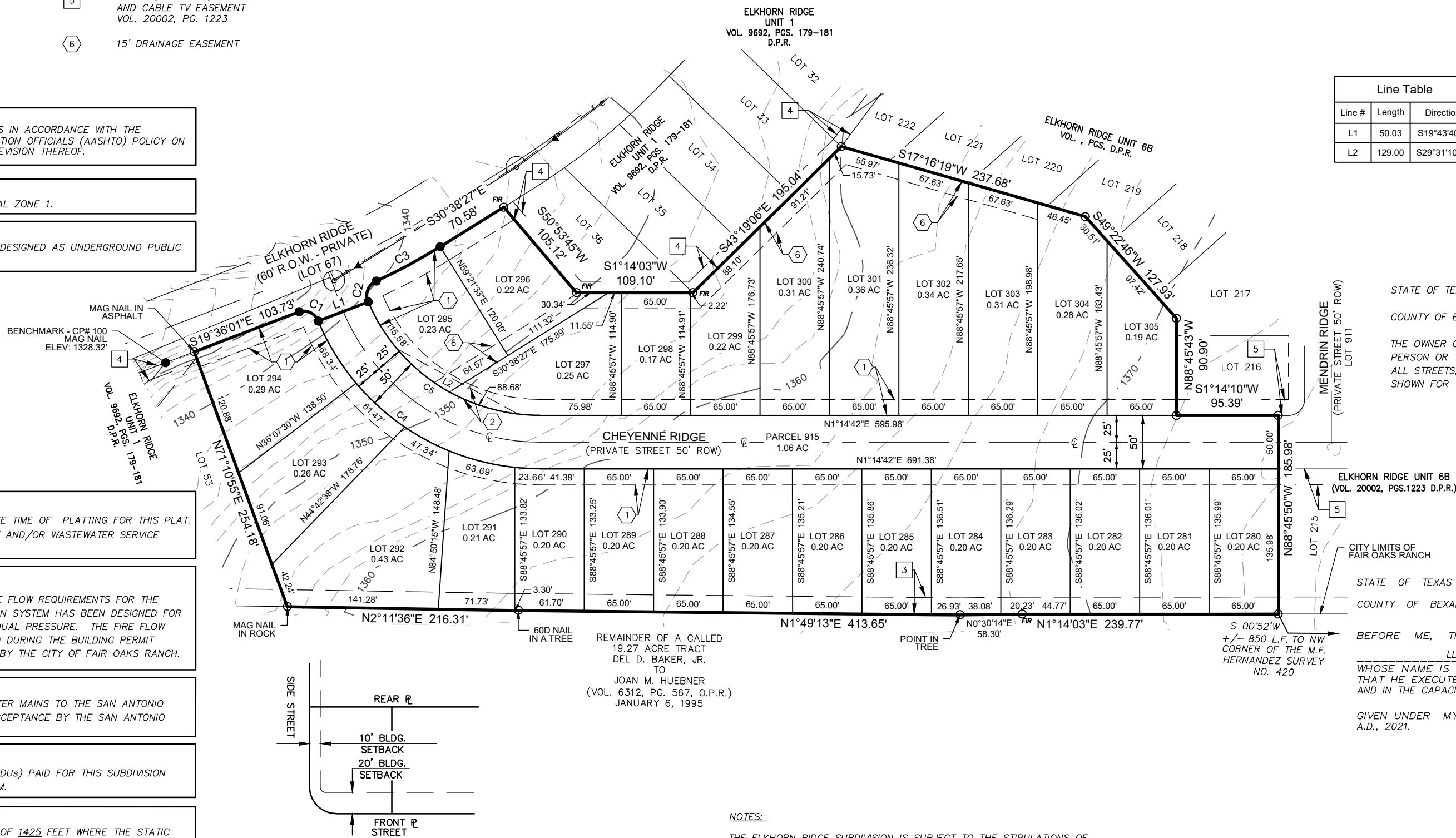
THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

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

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

CPS NOTES:

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



Line Table		
Line #	Length	Direction
L1	50.03	S19°38'01"E
L2	129.00	S29°31'10"W

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

STATE OF TEXAS

COUNTY OF BEXAR

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

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

STATE OF TEXAS

COUNTY OF BEXAR

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

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

NOTARY PUBLIC  
STATE OF TEXAS

THIS PRELIMINARY PLAT OF ELKHORN RIDGE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021

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

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

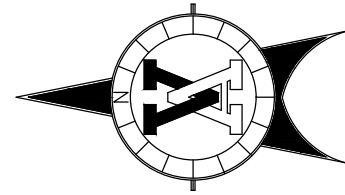
EASEMENT NOTES  
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

**DRAINAGE EASEMENT:**  
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

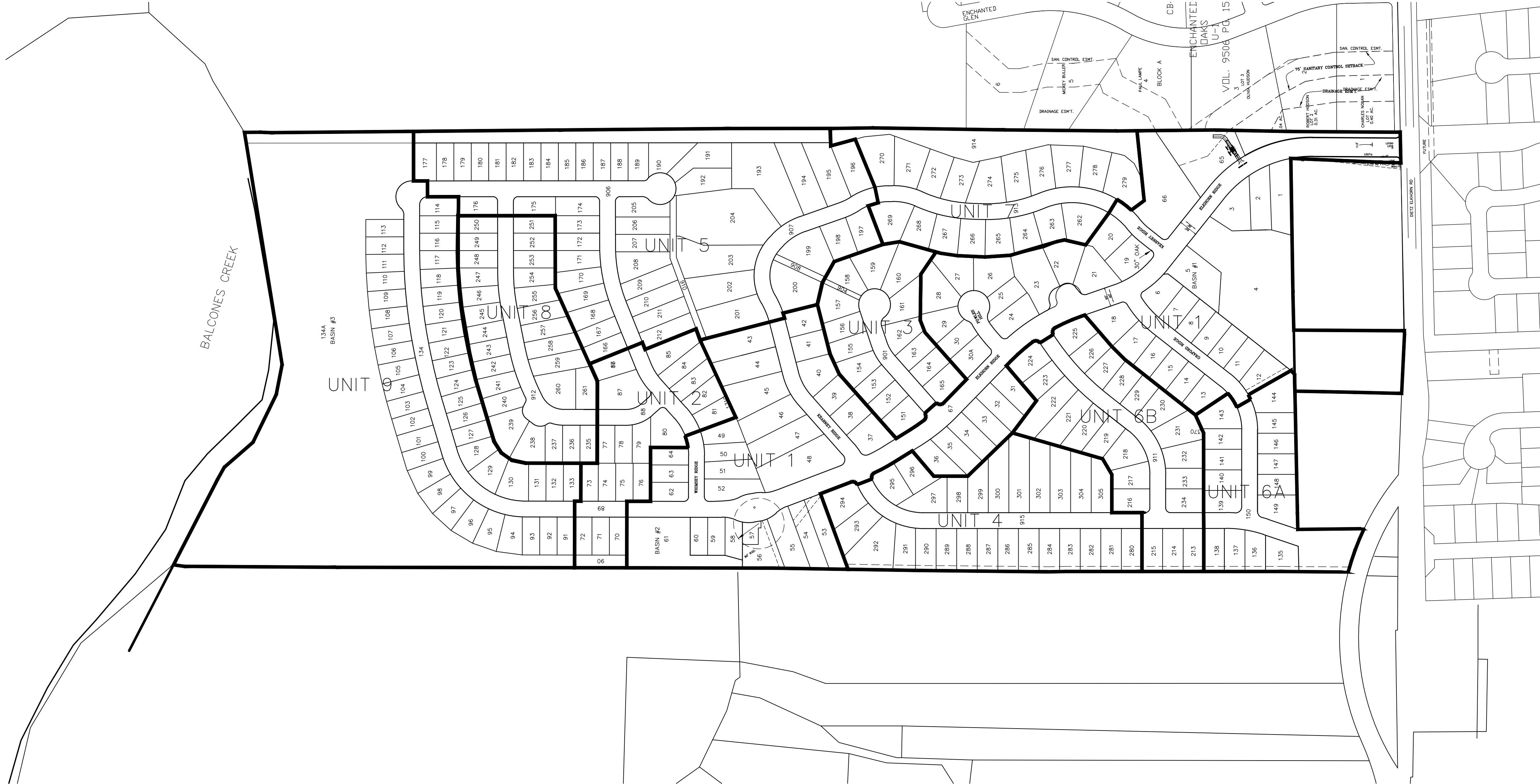
WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE UTILITY PROVIDER SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.



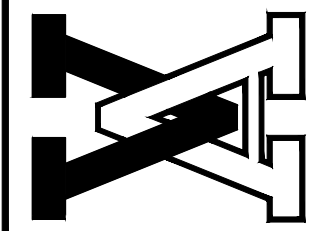


SCALE: 1"=200'



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

VICKREY & ASSOCIATES, LLC.  
CONSULTING ENGINEERS  
CIVIL • ENVIRONMENTAL • SURVEY  
12940 Country Parkway San Antonio, TX 78216  
Telephone: (210) 349-3271  
Firm Registration No: F-159



ELKHORN RIDGE  
A FUTURE HOUSING DEVELOPMENT

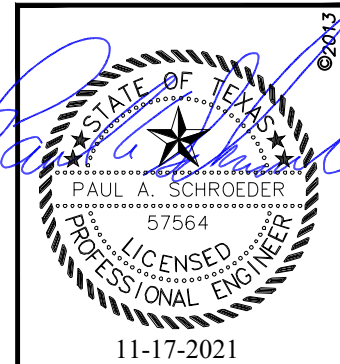
ELKHORN RIDGE  
MASTER PLAN

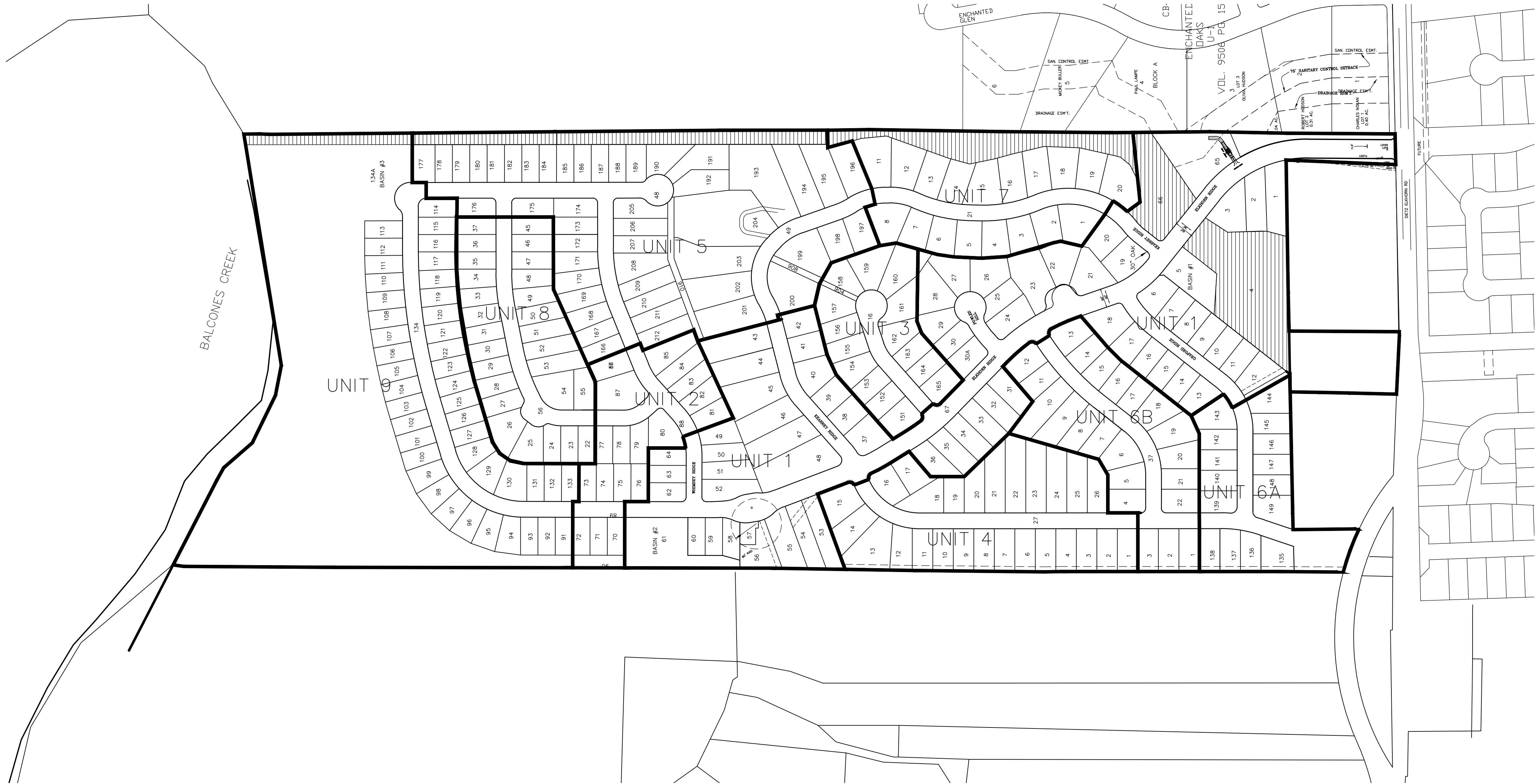
DATE: AUGUST 2021

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

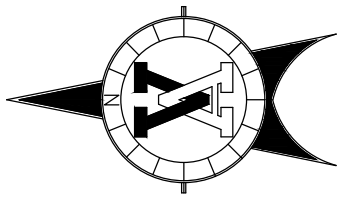
SHEET 1 OF 1

PROJ NO. 2752-011

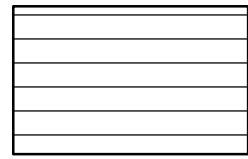




SCALE: 1"=200'



OPEN SPACE LEGEND



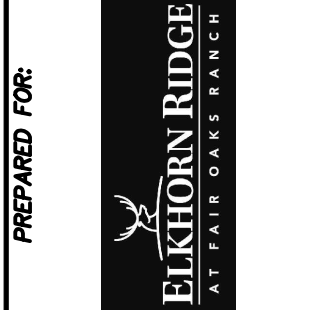
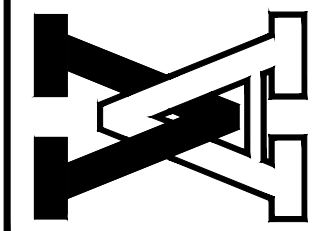
OPEN SPACE

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

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

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

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
CIVIL • ENVIRONMENTAL • SURVEY  
12940 Country Parkway San Antonio, TX 78216  
Tel: 210.486.1100  
Fax: 210.486.1101  
E: info@vickrey.com  
Firm Registration No: F-149  
TBPLS Firm Registration No: 10004100



**ELKHORN RIDGE**  
**OPEN SPACE PLAN**

DATE: AUGUST 2021

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

SHEET OF

PROJ NO. 2752-011




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## PLANNING & ZONING CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

### January 13, 2022

---

**AGENDA TOPIC:** Consideration and possible action to recommend approval of a request for an extension of time for the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas

**DATE:** January 13, 2022

**DEPARTMENT:** Public Works and Engineering Services

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

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#### **SUMMARY:**

The purpose of this Preliminary Plat is to create 35, one-acre, residential lots, and one private street. The subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. Street access to the subdivision will be provided from Ranch Heights. For details, please refer to the staff report included in this packet for the Preliminary Plat approval request.

Staff has reviewed the Preliminary Plat and relayed review comments to the applicant. The applicant has requested for a 30-day extension of time to address the staff comments. If the extension is not approved, staff recommends that this plat be denied due to outstanding items.

#### **POLICY ANALYSIS:**

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

#### **LEGAL ANALYSIS:**

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

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

#### **RECOMMENDATION/PROPOSED MOTION:**

Motion: I move to to recommend approval of a request for an extension of time for the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.






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## PLANNING & ZONING CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

January 13, 2022

---

AGENDA TOPIC: Consideration and possible action recommending the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas

DATE: January 13, 2022

DEPARTMENT: Public Works and Engineering Services

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

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### **SUMMARY:**

The purpose of this Preliminary Plat is to create 35 residential lots, and one private street which would be a continuation of Ranch Heights. The lots are approximately one acre in size.

The subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road (see attached **Exhibit A: Location Map**). Street access to the subdivision will be provided from Ranch Heights.

### **BACKGROUND:**

Unit 2C is one of the two remaining sections that was not platted as part of the existing Stone Creek Ranch Development. The subject parcel area is zoned Existing Residential 2 (R2).

There is an existing water service agreement between the City and the Green Land Ventures dated 2008 that restricted the number of units in the development to 230 single-family residential units.

Residential zone was assigned to areas that were covered under a development agreement or were subject to deed restrictions, staff has requested the applicant to confirm if there were such restrictions on this tract.

A Master Plan of the entire Stone Creek Ranch development provided by the applicant is given as **Exhibit B**. **Exhibit C** shows an aerial view of the Stone Creek Ranch development. The street providing access to this subdivision is constructed and has been accepted by the City. The parcel has protected trees on site that need mitigation. The applicant has prepared a tree mitigation plan (Tree Plan) that is placed on the agenda of January 13, 2021 and needs to be approved prior to approval of the Preliminary Plat.

The Preliminary Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, which was in effect at the time of the approval of the service agreement. Staff has reviewed the Preliminary Plat and relayed review comments to the applicant. The applicant has requested for a 30-day extension of time to address the staff comments.

The outstanding comments area included in the attachments.

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

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

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

N/A

**LEGAL ANALYSIS:**

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

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

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

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

**RECOMMENDATION/PROPOSED MOTION:**

Staff has reviewed the plans and due to the number of outstanding comments, staff recommends denial of the Preliminary Plat.

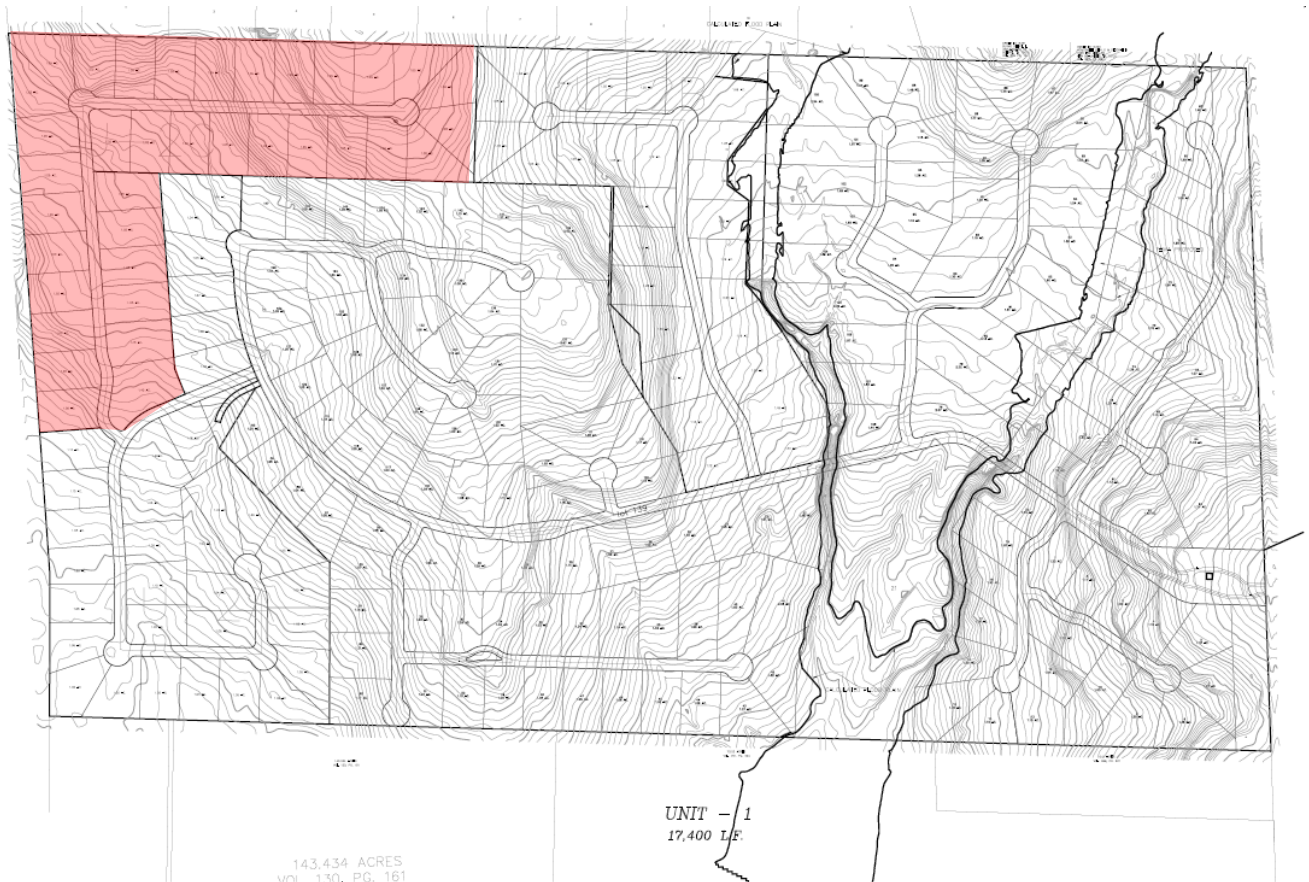
Motion: I move to recommend denial of the Preliminary Plat of Stone Creek Ranch Unit 2C due to the number of outstanding comments.

### Exhibit A: Stone Creek Ranch Unit 2C Location Map

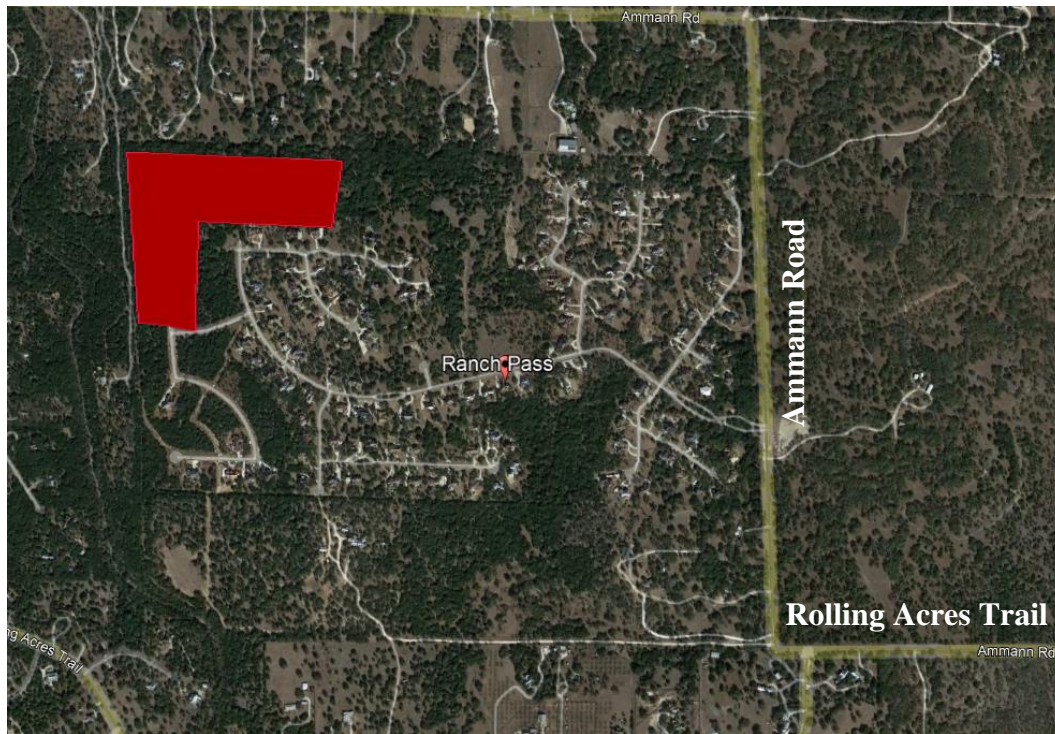


Source: Provided by the applicant

### Exhibit B: Stone Creek Ranch Subdivision Master Plan (Unit 2C Highlighted)



Source: Provided by the applicant

**Exhibit C: Stone Creek Ranch Subdivision Aerial View (Unit 2C Highlighted)****Attachments:**

1. Universal Application
2. S10 Preliminary Plat Specific Application Form
3. Stone Creek Ranch Unit 2C Subdivision Preliminary Plat
4. Stone Creek Ranch Masterplan
5. Time Extension Request
6. Outstanding Comments





## City of Fair Oaks Ranch

Attachment #1 Item #8.

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. [bcodes@fairoaksranchtx.org](mailto:bcodes@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

### UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

- (1) A complete **Universal Application** form (2 pages), and
  - (2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.
- The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

#### DEVELOPMENT INFORMATION

Project Name/Address/Location: Stone Creek Ranch Unit 2C Acreage: 40.37  
Brief Description of Project: Low density single family residential subdivision  
Is property platted? ☒ No ☐ Yes Subdivision name: Stone Creek Ranch Unit 2C No. of Lots: 35  
Recordation #: Vol. 1076, Pg. 555, KCOPR Parcel(s) Tax ID#: 14325  
Existing Use: undeveloped - range Proposed Use: Single family residential  
Current Zoning: R2 Proposed Zoning: R2  
Occupancy Type: Single Family detached Sq. Ft: Varies Bed #: Varies Bath #: Varies Car Garage #: Varies  
Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☒ Septic ☐ Public

#### PROPERTY OWNER INFORMATION

Owner: Green Land Ventures, LTD Contact Name: Jeff Hutzler, PE  
Address: 916 E. Blanco, Suite 100 City/State/ZIP: Boerne, TX 78006  
Phone: 210-287-1568 Email: jeff@hutzlercivil.com

#### APPLICANT INFORMATION

Applicant/Developer: same as owner Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/ZIP: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### KEY CONTACT INFORMATION

Name of the Individual: Darren McAfee, PE Contact Name: JONES|CARTER  
Address: 4350 Lockhill Selma Rd. Suite 100 City/State/ZIP: San Antonio, TX 78249  
Phone: (210) 494-5511 E-mail: dmcafee@jonescarter.com

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

Signature: \_\_\_\_\_ Date: 12/02/21  
(Signed letter of authorization required if the application is signed by someone other than the property owner)

#### \*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

DATE REC'D: \_\_\_\_\_ BY: \_\_\_\_\_  
FEES PAID: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
APPLICATION/PERMIT NO: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

**SPECIFIC APPLICATION FORM (S1-S39).** Please check the appropriate type below:**Land Use Policy Related**

(Section 3.9 of the UDC)

- ☐ Annexation\* - Form S1
- ☐ Comprehensive Plan Amendment (Text)
- ☐ Unified Development Code (UDC) Text Amendment
- ☐ Rezoning/ FLUM amendment\* - Form S2
- ☐ Special Use Permit\* - Form S3
- ☐ Planned Unit Development (PUD)\* - Form S4
- ☐ Development Agreement
- ☐ Conservation Development Alternative\* (CDA) (Section 4.8) - Form S5

**Subdivision and Property Development Related**

(Section 3.8 of the UDC)

- ☐ Amending Plat\* - Form S6
- ☐ Minor Plat\* - Form S7
- ☐ Development Plat\* - Form S8
- ☐ Concept Plan\*\* - Form S9
- ☒ Preliminary Plat\* - Form S10
- ☐ Final Plat\* - Form S11
- ☐ Replat\* - Form S12
- ☐ Construction Plans\* - Form S13
- ☐ Vacating Plat
- ☐ Plat Extension

**Site Development Related**

(Section 3.9 of the UDC)

- ☐ Vested Rights Verification Letter
- ☐ Zoning Verification Letter
- ☐ Written Interpretation of the UDC
- ☐ Temporary Use Permit\* - Form S14
- ☐ Special Exception\* - Form S15
- ☐ Site Development Permit\* (Site Plan Review) - Form S16
- ☐ Floodplain Development Permit\* - Form S17
- ☐ Stormwater Permit\* - Form S18
- ☐ Certificate of Design Compliance\* - Form S19
- Appeal of an Administrative Decision
- ☐ Zoning ☐ Others
- Variance
- ☐ Policy ☐ Judicial\* - Form S20
- ☐ Sign Special Exception/Appeal to an Administrative Decision
- ☐ Administrative Exception
- ☐ Permit for Repair of Non-Conforming Use/Building
- ☐ Letter of Regulatory Compliance
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)\* - Form S21
- ☐ Relief from Signage Regulations
- ☐ Group Living Operation License\* - Form S22
- ☐ Grading/Clearance Permit - Form S23

**Building Permits Related****Commercial**

- ☐ New/Remodel/Addition\* - Form S24
- ☐ Fence\* - Form S25
- ☐ Miscellaneous\* - Form S26

**Residential**

- ☐ New Home\* - Form S27
- ☐ Remodel/Addition\* - Form S28
- ☐ Detached Buildings\* - Form S29

**Others**

- ☐ Solar\* - Form S30
- ☐ Swimming Pool\* - Form S31
- ☐ Demolition, Drive or Move
- ☐ New Lawn/Water\* - Form S32
- ☐ Backflow Device/Irrigation Systems - Form S33
- ☐ Sign\* (Permanent) - Form S34 A
- ☐ Sign\* (Temporary) - Form S34 B
- ☐ Appeal of Denial of Sign Permit
- ☐ Master/ Common Signage Plan\* - Form S35
- ☐ Water Heater or Water Softener\* - Form S36
- ☐ Right-of-Way Construction\* - Form S37
- ☐ Flatwork\* - Form S38
- Inspections**
- ☐ Mechanical ☐ Electrical
- ☐ Plumbing ☐ Building
- ☐ Others \_\_\_\_\_
- Water- Wastewater Service**
- ☐ Connect/ Disconnect Form\* - Form S39

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

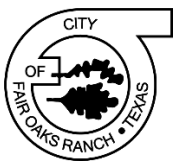
\*\* The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

**Application Checklist for all Applications**

- ☒ Universal Application Form (Form UA).
- ☒ Items listed in the checklist for the Specific Application Form (Form S#) <sup>1</sup>. (Please make sure the boxes are checked)
- ☒ Application Processing Fees and other application fees.
- ☒ Letter of intent explaining the request in detail and reason for the request.
- ☒ Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- ☒ Site plan and shapefile drawings (if applicable) for the property
- ☒ Location map clearly indicating the site in relation to adjacent streets and other landmarks
- ☒ One (1) copy of proof of ownership (recorded property deed or current year tax statements)
- ☒ One (1) USB drive containing the general required documents in Adobe PDF format (if required)

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





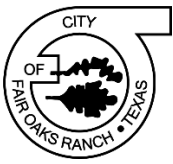
# S10

## SPECIFIC APPLICATION FORM - PRELIMINARY PLAT

### Section 3.8 (4) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☒ A completed Universal Development Application and checklist signed by the owner/s of the property.
- ☒ Payment of all other applicable fees (see Schedule of Fees).
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- ☒ Pre-Application Conference prior to application submittal.
- ☐ Approved copy of a Concept Plan or other approved plats, if applicable.
- ☐ Concept plan approval (if required).
- ☒ A title report.
- ☐ Three (3) copies (full size) of complete sets of construction plans (plan views) to be submitted after Preliminary Plat approval and prior to submittal of a Final Plat application.
- ☒ One (1) copy (11x17) of proposed plat.
- ☐ One (1) copy (11x17) of all existing recorded plats pertaining to the preliminary plat.
- ☐ Basic engineering information, if deemed necessary by the City.
- ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- ☐ Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ☒ Drainage/Stormwater plan, if any grade changes.



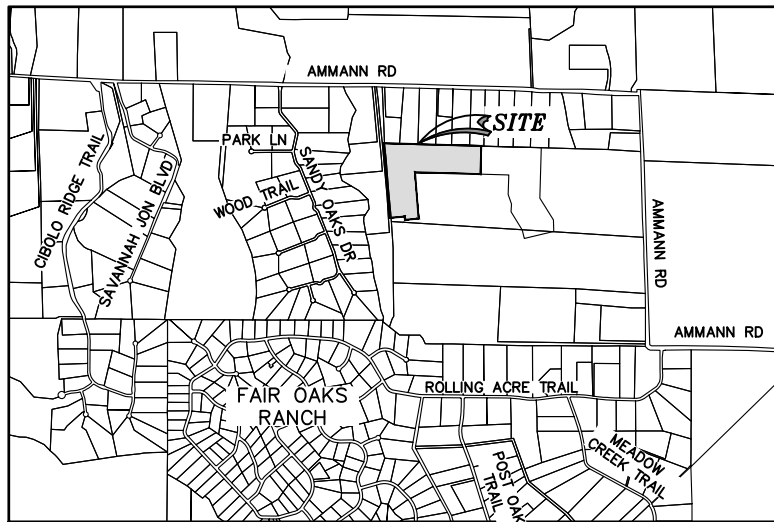
7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 [bcodes@fairoaksranchtx.org](mailto:bcodes@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

- ☒ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to be approved prior to Preliminary Plat approval.
- ☒ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- ☐ Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.





LOCATION MAP  
NOT-TO-SCALE

LEGEND

- KCDR ----- KENDALL COUNTY DEED RECORDS  
KCOPR ----- KENDALL COUNTY OFFICIAL PUBLIC RECORDS  
KCPR ----- KENDALL COUNTY PLAT RECORDS  
KCDPR ----- KENDALL COUNTY DEED PLAT RECORDS  
BSL ----- BUILDING SETBACK LINE  
CVE ----- CLEAR VISION EASEMENT  
EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT  
ESMT ----- EASEMENT  
DE ----- DRAINAGE EASEMENT  
(LOT) ----- OVERALL DIMENSION  
CL ----- CENTER LINE  
Ac ----- ACRE  
CB ----- COUNTY BLOCK  
VOL. ----- VOLUME  
PG. ----- PAGE  
R.O.W. ----- RIGHT-OF-WAY  
V.N.A.E. ----- VEHICLE NON-ACCESS EASEMENT

IMPACT FEE PAYMENT NOTE

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10: ARTICLE 10.02.

CLEAR VISION EASEMENT NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE UTILITIES)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES. THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES. THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLE ENDANGER OR MAY REASONABLE INTERFERE WITH THE EFFICIENCY OR 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 UNREASONABLE INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM. RESTORE THE PROPERTY TO THE CONDITION IS WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY 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.

STATE OF TEXAS  
COUNTY OF KENDALL

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
5. THE SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR KENDALL COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF FAIR OAKS RANCH.

DRAINAGE NOTES:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES.

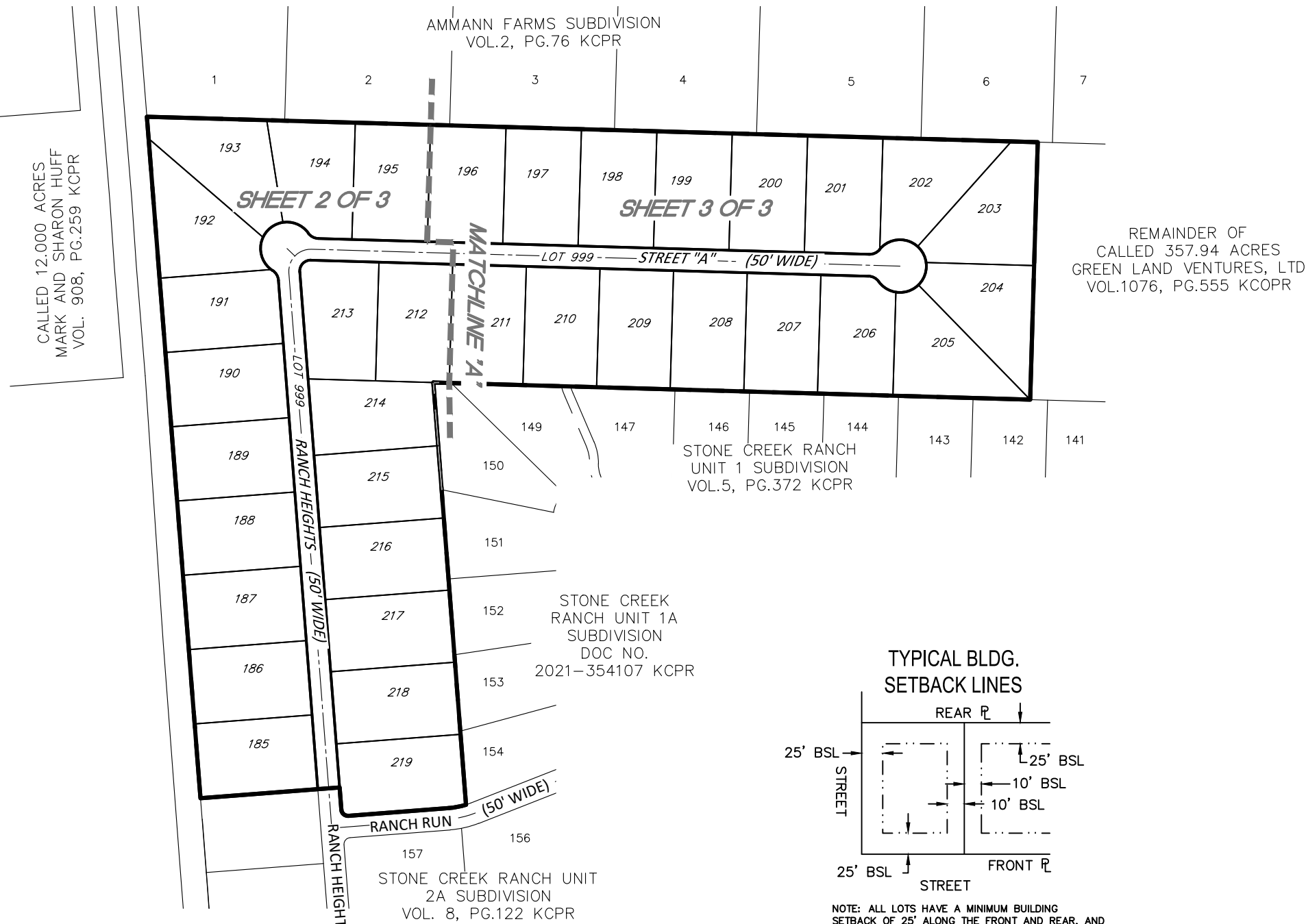
(THE "DRAINAGE SYSTEM")

TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM: THE RIGHT OF CHANGE THE SIZE THEREOF: THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE. ESTABLISH OR CHANGE STREAM, CULVERTS, WATER GAPS, AND PROTECTING RAILS. THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

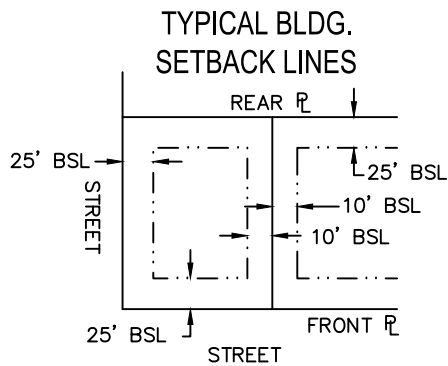
1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE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

INDEX MAP



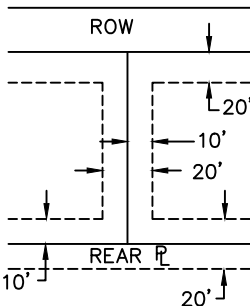
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°24'16" W	50.97'
L2	N 46°23'07" W	24.77'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	15.00'	23.56'	90°00'27"	N49°24'37"W	21.21'	15.00'
C2	175.00'	40.33'	13°12'12"	S78°59'04"W	40.24'	20.25'
C3	25.00'	41.91'	96°03'27"	S43°36'53"W	37.17'	27.79'
C4	50.00'	83.83'	96°03'27"	S43°36'53"W	74.35'	55.59'
C5	30.00'	27.40'	52°19'48"	N30°34'44"W	26.46'	14.74'
C6	60.00'	210.19'	200°43'04"	N43°36'53"E	118.04'	328.24'
C7	30.00'	27.40'	52°19'48"	S62°11'29"E	26.46'	14.74'
C8	30.00'	27.40'	52°19'48"	N65°28'43"E	26.46'	14.74'
C9	60.00'	298.10'	284°39'37"	S1°38'37"W	73.33'	46.32'
C10	30.00'	27.40'	52°19'48"	N62°11'29"W	26.46'	14.74'



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND REAR, AND 10' ALONG THE SIDES AS SHOWN ABOVE, AND SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

TYPICAL UTILITY EASEMENTS



AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITIES BEING 20 FEET ALONG THE FRONT AND SIDE LINES FRONTING ON STREETS OF EACH LOT AND 10 FEET ALONG THE SIDE AND BACK LOT LINES SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

THIS PROJECT WILL CONSIST OF 35 RESIDENTIAL LOTS AND 1 LOT FOR A PRIVATE STREET.

LOT 999 IS A PRIVATE ROAD AND UTILITY EASEMENT ALSO, THERE WILL BE NO INHABITABLE STRUCTURES ALLOWED IN THIS LOT.

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

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.

EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES PER LOT WITH A CALIPER OF AT LEAST 2 1/2".

SUBDIVISION PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2C

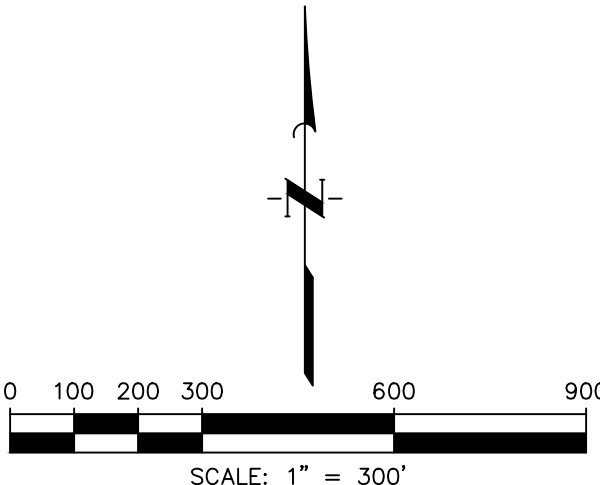
BEING A TOTAL OF 40.369 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.



JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100461-05  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: November 2, 2021



STATE OF TEXAS  
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD  
DANA GREEN PRESIDENT  
916 E. BLANCO, SUITE 100  
BOERNE, TEXAS 78006

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANA GREEN 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, KENDALL COUNTY, TEXAS

THIS PLAT OF STONE CREEK RANCH UNIT 2C, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_

MAYOR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_ AT \_\_\_\_ M AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_

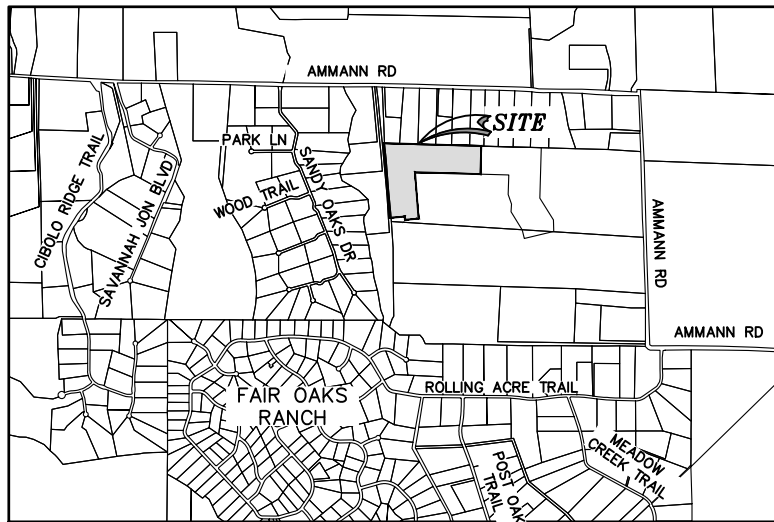
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COUNTY CLERK, KENDALL COUNTY, TEXAS





LOCATION MAP

NOT-TO-SCALE

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IMPACT FEE PAYMENT NOTE

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10: ARTICLE 10.02.

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UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE UTILITIES)

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STATE OF TEXAS  
COUNTY OF KENDALL

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LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

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REGISTERED PROFESSIONAL LAND SURVEYOR

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SUBDIVISION PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2C

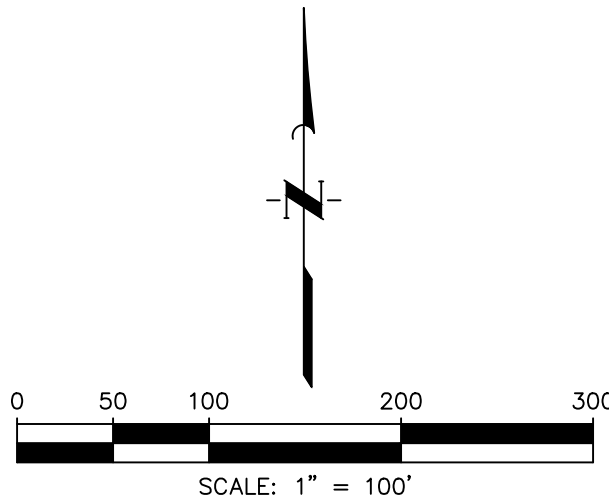
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JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100461-05  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: November 2, 2021



STATE OF TEXAS  
COUNTY OF KENDALL

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OWNER/DEVELOPER: GREEN LAND VENTURES, LTD  
DANA GREEN PRESIDENT  
916 E. BLANCO, SUITE 100  
BOERNE, TEXAS 78006

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MAYOR

CITY SECRETARY

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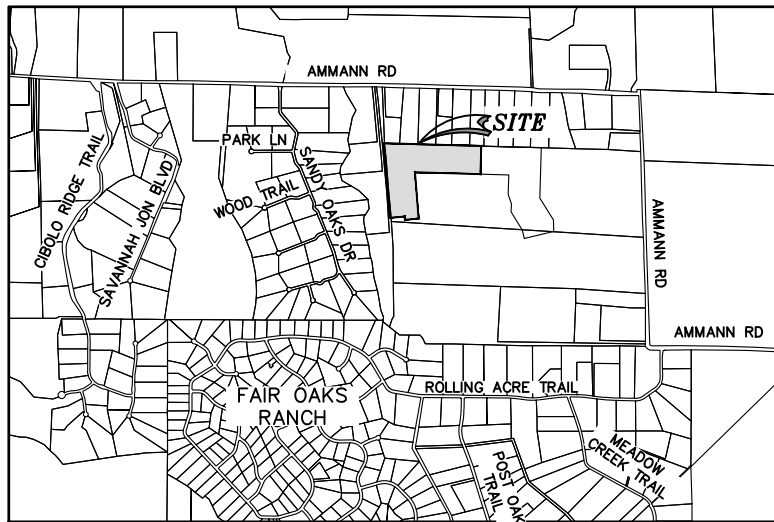
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SHEET 2 OF 3



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MATCHLINE "A" - SEE SHEET 2 OF 3

N: 13,831,573.42  
E: 2,082,249.14

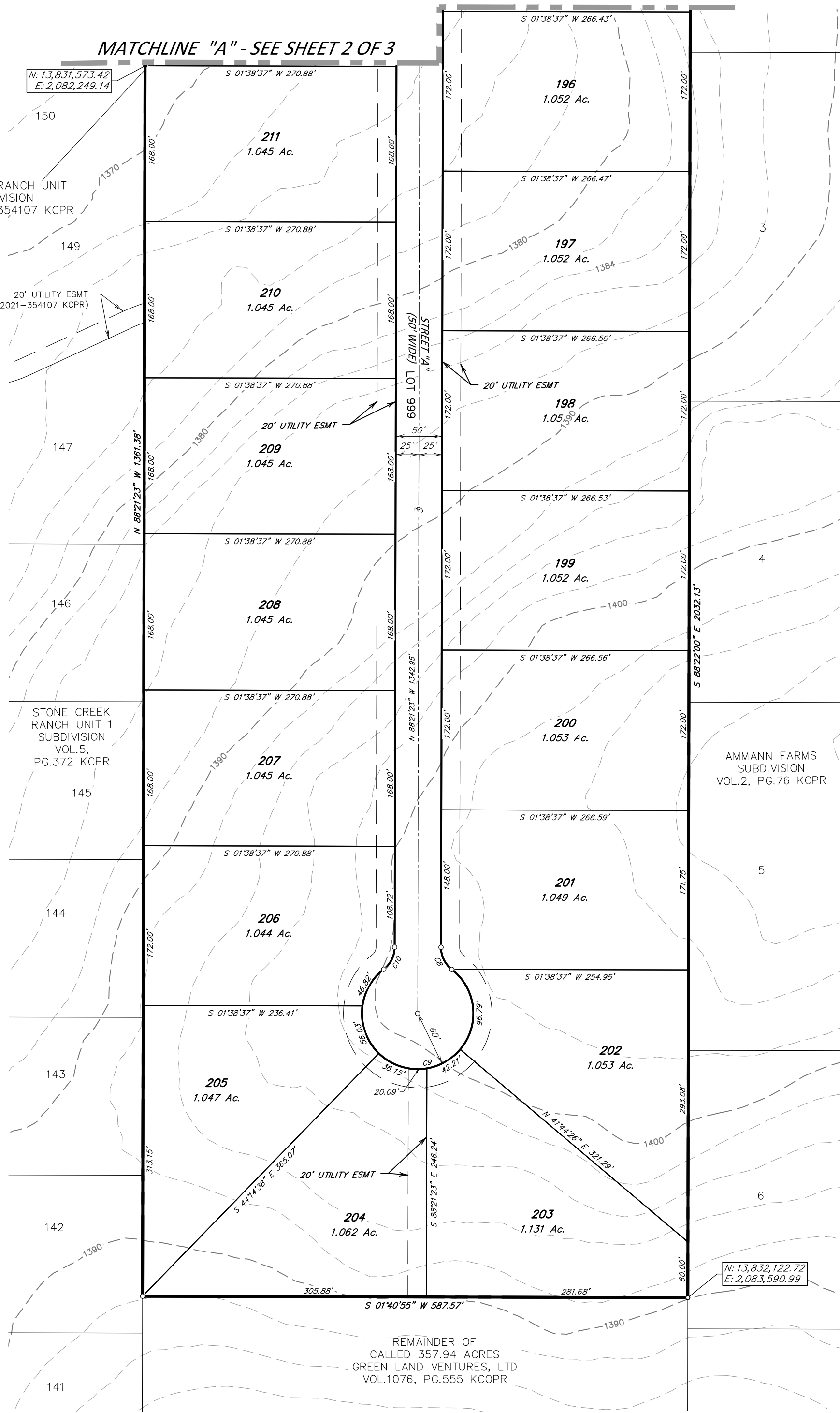
STONE CREEK RANCH UNIT  
1A SUBDIVISION  
DOC NO. 2021-354107 KCPR

20' UTILITY ESMT  
(DOC NO. 2021-354107 KCPR)

STONE CREEK RANCH UNIT 1  
SUBDIVISION  
VOL.5,  
PG.372 KCPR

REMAINDER OF  
CALLED 357.94 ACRES  
GREEN LAND VENTURES, LTD  
VOL.1076, PG.555 KCOPR

MATCHLINE "A" - SEE SHEET 2 OF 3



SUBDIVISION PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2C

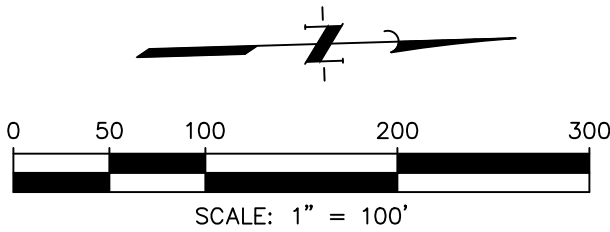
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COUNTY CLERK, KENDALL COUNTY, TEXAS





REVISIONS		
1		
2		
3		
4		
5	DATE	DESCRIPTION
6		APPROV

**ACES**  
ALAMO  
CONSULTING ENGINEERING  
& SURVEYING, INC.

4365 EAST EVANS, SAN ANTONIO, TX. 78261  
PHONE: (210)828-0691 FAX: (210)481-0832

STONE CREEK RANCH

# MASTER PLAN

JOB NO: 115200

SCALE: 1" = 200'

DRAWN: RW  
DESIGNED: PAS

FILE:115200.dwg

Page

UNIT — 1  
17,400 L/F.

143.434 ACRES  
VOL 130 PG. 161

29, 2013, 2:54pm ACES50A Layout: 200SCALE  
C:\Users\ACES50A\appdata\local\temp\AcPublish\_6976\115200.dwg





4350 Lockhill Selma Rd., Suite 100  
San Antonio, Texas 78249-2166  
Tel: 210.494.5511  
Fax: 210.494.5519  
[www.jonescarter.com](http://www.jonescarter.com)

January 5, 2022

Ms. Katherine Schweitzer, P.E.  
Manager of Engineering Services  
City of Fair Oaks Ranch  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

RE: Stone Creek Ranch Unit 2C  
Time Extension Request

Dear Ms. Schweitzer,

This letter serves as a request for a time extension for the Stone Creek Unit 2C Preliminary Plat on behalf of Green Land Ventures, LTD. It is requested that this plat not be considered on the January 13<sup>th</sup> Planning and Zoning Commission Agenda in order to address staff comments prior to consideration by the Planning and Zoning Commission in February.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey J. Hutzler', with a long horizontal flourish extending to the right.

Jeffrey J. Hutzler, PE  
Green Land Ventures, LTD

## Attachment #6



Public Works ▪ 7286 Dietz Elkhorn ▪ Fair Oaks Ranch TX, 78015 ▪ (210) 698-0900

January 5, 2022

Darren McAfee, P. E.  
JONES/CARTER  
4350 Lockhill Selma Rd. Suite 100  
San Antonio, TX 78249

RE: Preliminary Plat of Stone Creek Ranch Unit 2C- Plat Review

Mr. McAfee,

The Preliminary Plat submittal for Stone Creek Ranch Unit 2C was received by city staff on December 8, 2021. Based on the review, the following items need to be addressed.

1. Staff has concerns regarding the provision of only one means of ingress and egress for the entire development that encompasses over 240 lots. In this regard, staff also recommends that the existing unpaved gated access from Ammann Road be designated as an access easement and be improved to provide emergency access.
2. Connect Sections 2C and 2B that are not yet platted by joining the cul-de-sacs. This will provide two means of access to 60+ lots being platted in these sections and will be in conformance with Article II, Procedures that states - *"Where streets in an adjoining subdivision dead-end at the property line of the new subdivision, the said streets shall be continued through the new subdivision, either on a straight line, or a curve, as provided elsewhere herein. Where no adjacent connections are platted, the streets in the new subdivision must be the reasonable projections of streets in the adjacent subdivided tracts. All streets in new subdivisions shall be platted so that a continuation of said streets may be made in other subdivisions in the future."*
3. Provide an outside roadway diameter of eighty (80) feet and a street right-of-way diameter of one hundred (100) feet for the turnarounds.
4. Provide a copy of the approved Development Agreement, if one exists, to ensure compliance. The subject parcel is zoned Existing Residential 2 (R2). The Unified Development Code (UDC) requires that all lot, building, landscaping and other standards will be controlled by the applicable deed restrictions in these neighborhoods.
5. Provide a copy of the approved Master Plan and Open Space Plan, if these were approved.
6. Provide a letter of intent as required with the Universal Application.
7. Submit proof that the owner's agent listed on the plat is the authorized representative.
8. The Universal Application indicates that there is a recordation number for this plat. Please clarify.
9. Use different line types for the various items listed in the legends. Currently the same line type is used for all the items.
10. Remove Building Setback Line (BSL) from the legend.
11. Clarify the maintenance responsibility of all the streets. Indicate if they are public or private

in the plat notes.

12. Indicate if streets are designed as underground utility easements.
13. Show all bearings that match the metes and bounds and title report on the index map (sheet 1).
14. Designate a street name for all streets.
15. Remove the term lot from a street.
16. Add signatures and license numbers of the engineer and the surveyor.
17. Provide a copy of the subdivision deed restrictions referenced in the plat notes.
18. Remove tree planting requirement as marked-up.
19. Add floodplain information to the plat notes.
20. Add the reason for the Preliminary Plat in the title block.
21. Correct the title to "Preliminary Plat" as marked up.
22. Add plat revision date.
23. Show two-foot contour interval surveys tied to known reference points or USGS benchmarks.
24. The bearings on the metes and bounds do not match the title commitment document.
25. Mark all block corners of streets and alleys with a ½-inch iron rod two (2) feet long, or with an appropriate concrete marker.
26. Show accurate location of subdivision in reference to the real estate records of the county, showing a tie to a well-established point for plats inside the City limits or to a survey corner.
27. Provide volume and page for all easements, including the vehicle non access easement, as listed in the legend.
28. Correct the plat note (General Notes #5) to remove the county reference as marked up.
29. Indicate zoning designation on the plat.
30. Show city limits on the keymap.

Please submit a revised submittal packet addressing the above comments. A response letter that explains how each comment is addressed is also required.

Please note that removal of protected trees needs to be approved by staff and removal of Heritage trees need to be approved by the P & Z and CC, prior to Preliminary Plat approval.

Sincerely,

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

cc: (via email)  
Tobin Maples, AICP, City Manager  
Carole Vanzant, Assistant City Manager  
Grant Watanabe, Director of Public Works & Engineering Services  
Sandy Gorski, Public Works Admin. Assistant



**PLANNING & ZONING CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**January 13, 2022**

AGENDA TOPIC: Review and discussion of proposed amendments to the City of Fair Oaks Ranch Unified Development Code

DATE: January 13, 2022

DEPARTMENT: Public Works and Engineering Services

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

**INTRODUCTION/BACKGROUND:**

During the past year the Planning and Zoning Commission (P&Z) worked with city staff and consultant Gunda Corporation on amending the Unified Development Code (UDC). A series of (5) five work sessions were held to discuss the diagnostic findings of the current UDC and to gather P & Z's input on the issues identified. Staff also provided input and recommendations. Additionally, the consultant's experience in utilizing the UDC to undertake review of planning applications over the past few months assisted in identifying areas of improvement.

A summary of the P&Z's concerns and related action items was shared with the Commissioner's in July 2021. That has been updated to reflect the proposed amendments, based on staff input. Using that as a framework, implementation steps were identified that included text amendments, incorporation of additional guidelines, and topics for further research and discussion. The redlined version of the proposed amended UDC was reviewed by staff with their recommendations being incorporated. For reference, it highlights the changes. On September 14<sup>th</sup> Commissioners were provided a redline copy and a clean version of the proposed amended UDC.

At the Commission's October meeting, the consultant performed a summary review of changes. After the review and discussion, it was decided an updated redline version would be produced. In addition, it was determined a chapter-by-chapter review would be provided at future P&Z meetings. The latest redline version can be found online at:

<https://www.fairoaksranchtx.org/DocumentCenter/View/3917/UDC-Redline-Version-October-2021>.

To date the P&Z have reviewed Chapters 1 – 3. When the P&Z completes their review, the following steps are anticipated for the completion of amending the UDC:

1. Consultant/staff incorporate P&Z input and add features (hyperlinks, illustrations, and formatting) so to make the document user friendly
2. Draft document sent to Legal for review
3. Consultant/staff receives legal input and incorporate accordingly
4. City Council reviews final draft and incorporate any City Council input
5. City Council performs final review and sets public hearing dates
6. City Council holds public hearings



## 7. City Council adopts amended Unified Development Code

Tonight's discussion will focus on receiving final input from the Commissioner's on the proposed amendments. As this review is self-driven, P&Z work sessions will continually be held until all Chapters have been reviewed and discussed.

### **LEGAL ANALYSIS**

Legal has attended all P&Z meetings and has provided necessary guidance. Upon receiving P&Z's approval of the final draft UDC, legal will perform a final review and submit any input.

### **RECOMMENDATION/PROPOSED MOTION:**

The city consultant and staff desire final input on the proposed UDC amendments.