



## CITY OF FAIR OAKS RANCH

# CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) MEETING

Thursday, March 02, 2023 at 9:00 AM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

---

## AGENDA

---

### OPEN MEETING

1. Roll Call - Declaration of a Quorum.

### CITIZENS and GUEST FORUM

*To address the Committee, please sign the Attendance Roster located on the table at the entrance of the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, the CIAC Committee 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.*

2. Citizens to be heard.

### CONSENT AGENDA

*The following items are considered routine by the CIAC, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Committee Member by making such request prior to a motion and vote.*

3. Approval of the September 1, 2022 Regular Capital Improvements Advisory Committee meeting minutes.

Amanda Valdez, TRMC, Deputy City Secretary

### REVIEW OF COMMITTEE ACTIONS ITEMS

4. Semiannual Report from the September 2022.

Paul Mebane, Chairman

### REVIEW OF CAPITAL IMPROVEMENT PROJECTS

5. Wastewater Treatment Plant Solids Handling Improvements. (Not an Impact Fee Project)

Julio Colunga, Assistant Director of Public Works

6. Balcones Creek Waterline Project. (Not an Impact Fee Project)

Julio Colunga, Assistant Director of Public Works

7. Willow Wind/Red Bud Hill/Rolling Acres Trail Waterline Replacement. (Not an Impact Fee Project)

Julio Colunga, Assistant Director of Public Works

### UPDATE ON IMPACT FEE CAPITAL PROJECTS

8. Capital Improvement Projects Summary:

- Water CIP with Map
- Wastewater CIP with Map

Grant Watanabe, P.E., Director of Public Works & Engineering Services

9. Wastewater Treatment Plant Study.

Grant Watanabe, P.E., Director of Public Works & Engineering Services

10. Elevated Storage Tank / Pressure Reducing Valves.

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

11. Plant 2 Hydropneumatic Tank.

Julio Colunga, Assistant Director of Public Works

## REVIEW OF AND LAND USE ASSUMPTIONS

12. Review of Land Use Assumptions (LUA) Update.

○LUA Summary - From August 1, 2022 through January 31, 2023

○10 Year Projection / 2020-2030 Water and Wastewater Improvements Charts

Sandra Gorski, Public Works Administrative Assistant

## CONSIDERATION / DISCUSSION ITEMS

13. Recommendations to City Council for Semi-Annual Report.

Paul Mebane, Chairperson

## FUTURE MEETINGS

14. CIAC Semi-Annual Meeting September 7, 2023 at 9:00 AM.

## ADJOURNMENT

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

---

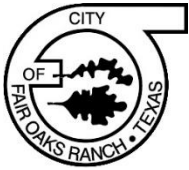
**Signature of Agenda Approval:** s/Paul Mebane

Paul Mebane, Chairman

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 9:00 AM, February 27, 2023 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main 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.



## CITY OF FAIR OAKS RANCH

# CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) MEETING

Wednesday, September 1, 2022 at 9:00 AM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

---

## MINUTES

---

### OPEN MEETING

1. Roll Call - Declaration of a Quorum.

CIAC Present: Chairman Paul Mebane and Vice Chairman Chris Weigand, and Committee Members: John Guidry, Seth Mitchell, Dana Green, Marcus Garcia, and Ben Koerner

CIAC Absent: Committee Members: Joe DeCola, Marcus Garcia and Arthur Waterman

Council Liaison, Emily Stroup, was also present at this meeting.

With a quorum present, the meeting was called to order at 9:00 AM.

### CITIZENS and GUEST FORUM

2. No citizens signed up to be heard.

### CONSENT AGENDA

3. **Approval of the March 9, 2022 Regular Capital Improvements Advisory Committee meeting minutes.**

MOTION: Made by Committee Member Seth Mitchell, seconded by Vice Chairman Chris Weigand, to approve the Consent Agenda.

VOTE: 6-0; Motion Passed.

*Committee Member Marcus Garcia arrived at 9:02 AM*

*Committee Member Joe DeCola arrived at 9:03 AM*

### REVIEW OF COMMITTEE ACTION ITEMS

4. **Semiannual Report from March 2022.**

Chairman, Paul Mebane, reviewed the report that he provided to the City Council at their April 7, 2022 meeting.

**UPDATE ON CAPITAL IMPROVEMENT PROJECTS****5. Wastewater Treatment Plant Solids Handling Improvements. (Not an Impact Fee Project)**

Grant Watanabe, P.E., Director of Public Works & Engineering Services, informed the committee that construction is expected to begin in the Fall and will be a lengthy project. Equipment is expected to arrive in the Spring.

**UPDATE ON IMPACT FEE CAPITAL PROJECTS****6. Capital Improvement Projects Summary:**

- **Water CIP with Map**
- **Wastewater CIP with Map**

Grant Watanabe, P.E., Director of Public Works & Engineering Services, presented to the Committee summaries of Water and Wastewater Capital Improvement Projects and explained expenses.

**7. Elevated Storage Tank / Pressure Reducing Valves.**

Katherine Schweitzer, P.E., Manager of Engineering Services, gave a brief update on the proposed Elevated Storage Tank and Pressure Reducing Valves. This project is still in the design phase and pending a final site.

**8. Hydropneumatic Tank.**

Julio Colunga, Assistant Director of Public Works, provided an update on the 9000 gallon Hydropneumatic Tank for Plant #2. The work is mostly complete and the contractor is working on the final punch list. A ribbon cutting ceremony is expected in the near future.

**9. Wastewater Treatment Plant Study.**

Grant Watanabe, P.E., Director of Public Works & Engineering Services, gave an update on the Wastewater Treatment Plant Study. Grant informed that the first of two presentations by Garver regarding the study would take place at the September 15, 2022 City Council meeting.

**REVIEW OF AND LAND USE ASSUMPTIONS****10. Review of Land Use Assumptions (LUA) Update.**

- **LUA Summary - As of July 31, 2022**
- **10 Year Projection / 2020-2030 Water and Wastewater Improvements Charts**

Sandra Gorski, Public Works Administrative Assistant, provided an update to the Committee regarding Land Use Assumptions and answered questions.



**CONSIDERATION / DISCUSSION ITEMS****11. Consideration and possible action recommending amendments to the City of Fair Oaks Ranch Capital Improvements Advisory Committee Rules of Procedure.**

The suggestion was made to change the role assigned to “Public Works Administrative Assistant” to “Public Works Director and/or their designee”.

**MOTION:** Made by Committee Member Seth Mitchell, seconded by Committee Member Marcus Garcia, to recommend approval of the Capital Improvements Advisory Committee Rules of Procedure as amended.

**VOTE:** 8-0; Motion Passed.

**12. Recommendations to City Council for Semi-Annual Report.**

The Committee agreed to include the following items on the Semiannual Report to Council:

- There has been no significant change in the Capital Improvement Plan or the Land Use Assumptions, and therefore there is no need for any change in the current Impact Fees.
- With the completion of the Wastewater Treatment Plant Study and approval of a way forward, there may be changes needed to the future wastewater infrastructure requirements in the current Master Plan. The Wastewater Master Plan update could occur during the FY2023-24 budget year, as well as relooking at the Water Master Plan at the same time.
- It was noted that costs are rising, and home building is slowing down, but the extent and duration is not known. This should be considered in the next Master Plan and Land Use Assumptions update.

**FUTURE MEETINGS**

Chairman, Paul Mebane, reminded all that the next meeting would take place at 9:00 AM on March 2, 2023.

**ADJOURNMENT**

Chairman, Paul Mebane, adjourned the meeting at 10:15 AM.

ATTEST:

\_\_\_\_\_  
Paul Mebane, Chairman

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

To: Honorable Mayor Gregory C. Maxton and City Council Members  
City of Fair Oaks Ranch

**Capital Improvements Advisory Committee Semiannual Progress Report  
September 1, 2022 Meeting**

Overview:

A Capital Improvements Plan is required by LGC § 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties and Certain other Local Governments*. The plan is to identify capital improvements or facility expansions required by new service units projected; and to include a description of the service area and projection of changes in land uses, densities, intensities, and populations in the service area over a 10-year period. Since the City imposes an impact fee, a periodic review shall be performed at least every five years to determine the need of updating the plans and/or impact fees.

To partially pay for the extension of its Water and Wastewater systems attributable to new development, the City of Fair Oaks Ranch has opted to charge impact fees as allowed under Texas Local Government Code Title 12. Subtitle C. Chapter 395 (Code).

The Code requires the governing body (City) to appoint a Capital Improvements Advisory Committee (CIAC). The CIAC serves in an advisory capacity and is established to:

1. advise and assist the City in adopting land use assumptions;
2. review the capital improvements plan and file written comments;
3. monitor and evaluate implementation of the capital improvements plan;
4. file semiannual reports with respect to the progress of the capital improvements plan and report to the City any perceived inequities in implementing the plan or imposing the impact fee; and
5. advise the City of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

Progress Report:

Chairperson Mebane called the semi-annual CIAC meeting to order at 9:00 AM, Thursday, September 1, 2022. Below are the members present at roll call along with their designation and term expiration:

Paul Mebane, Chair (At Large) 9/30/22  
Vice Chair Chris Weigand (Real Estate) 9/30/23  
Dana Green (Development) 9/30/22  
Joe DeCola (Real Estate) 9/30/24  
John Guidry (At Large) 9/30/24  
Seth Mitchell (At Large) 9/30/24  
Marcus Garcia (Development) 9/30/22  
Ben Koerner (At Large) 9/30/23

Chairperson Mebane declared a quorum present.

Absent were:

Arthur Waterman (Building) 9/30/23

Council and Staff Present:

Emily Stroup – Council Representative

Gregory C. Maxton, Mayor

Grant Watanabe, P.E. – Director of Public Works & Engineering Services

Katherine Schweitzer, P.E. – Manager of Engineering Services

Sandra Gorski, Public Works Administrative Assistant

Scott Huizenga, Assistant City Manager, Administrative Services

Amanda Valdez, TRMC – Deputy City Secretary

Following introductions, staff provided updates on Capital Improvement Plans and Impact Fee Capital Projects. Staff also provided an update on Land Use Assumptions and answered questions of the members. The Committee voted to recommend approval of a revised version of the Committee's Rules of Procedure after minor edits were agreed to by consensus. The document will be presented to City Council for final approval.

COMMITTEE RECOMMENDATIONS:

1. There has been no significant change in the Capital Improvement Plan or the Land Use Assumptions, and therefore there is no need for any change in the current impact fees at this time. The next updated impact fees are expected to be presented to Council in 2025.
2. With the completion of the Wastewater Treatment Plant Study and approval of a way forward, there may be changes needed to the future wastewater infrastructure requirements in the current Master Plan. The Wastewater Master Plan update could occur during the FY2023-24 budget year, as well as relooking at the Water Master Plan at the same time.
3. It was noted that costs are rising, and home building is slowing down, but the extent and duration is not known. This should be considered in the next Master Plan and Land Use Assumptions update.

The next Semi Annual CIAC meeting will take place on March 2, 2023.

Signed: Paul Mebane  
Paul Mebane, CIAC Chairperson

Date: September 29, 2022



# WWTP Solids Handling Improvements (not an impact fee project)

**Scope:** Install volute dewatering press at existing WWTP to increase process efficiency and reduce hauling and disposal costs.

**Budget:** \$1,132,498 (FY2021-2022) – Design & Construction

**Design Firm:** Malone & Wheeler, Inc., Austin, TX

**Construction Firm:** Udelhoven, Inc., Floresville, TX



Onsite dewatering platform and press equipment

## Justification and Impact

- Current sludge hauling and disposal costs are \$300k/year and labor intensive. Fully automated system provides return on investment in under 4 years.
- Avoids use of sludge drying beds and generates low noise and odor, a source of frequent complaints from adjacent property owners.

## Project Timeline (subject to change)

Jun 2022 – Contract awarded  
Nov 2022 – Construction started  
May 2023 – Construction completion (estimated)

**% Completed:** 40

**Status Update:** Contractor continues to make progress on installation of power and equipment



# Balcones Creek Water Line Replacement (not an impact fee project)

**Scope:** Relocate and replace exposed water main at the Balcones Creek crossing, install Reno mattresses (wire cages filled with rock) to mitigate erosion and clear overgrowth from utility easement.

**Budget:** \$123,652.60 (FY2022-2023) - Construction

**Design Firm:** Garza EMC, LLC, Austin, TX

**Construction Firm:** G5 Utilities, LLC, Kerrville, TX



Exposed water line

## Justification and Impact

- Extensive erosion at the Balcones Creek crossing has exposed the existing 10-inch water main.
- The water main is subject to damage during flooding events and needs to be buried to protect the pipe and reduce likelihood of main breaks. If not addressed, the water line will eventually fail which will impact the resiliency of the city's water distribution system.

## Project Timeline (subject to change)

Dec. 2022 – Contract awarded to G5 Utilities

Jan. 2023 – Construction started

May 2023 – Construction complete (estimated)

**% Completed:** 20

**Status Update:** Easement cleared and silt fence installed. Excavation for new water line to start in early March.





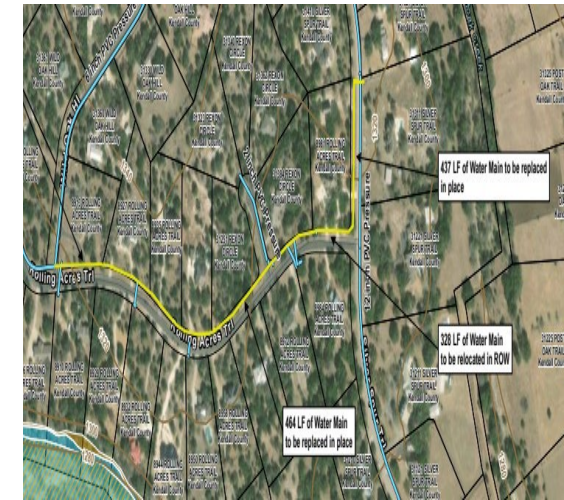
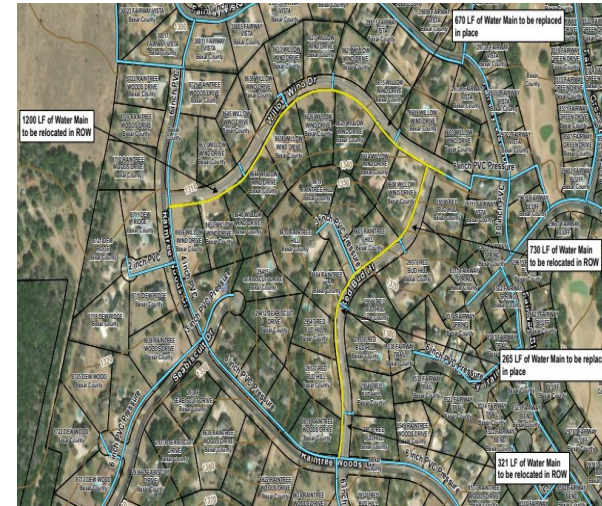
# Rolling Acres Trail (CIP #28R) and Willow Wind Drive/Red Bud Hill Water Line (CIP #28R) Replacement (not an impact fee project)

Item #7.

**Scope:** Replace aging water lines on Willow Wind Drive/Red Bud Hill lines approximately 3,300 (LF) and Rolling Acres Trail line approximately 2,300 LF long.

**Budget:** \$131,498 (FY2022-2023) – Design

**Design Firm:** Weston Solutions, Inc. , San Antonio, TX  
**Construction Firm:** TBD



Water line replacement locations

## Justification and Impact

- This project will address aging water mains that are known to be in poor condition
- These water mains have a history of main breaks (8-12 main breaks between both mains since 2016)
- Replacing these mains will reduce operation and maintenance costs, avoid disruptions to residents, and reduce total water loss

## Project Timeline (subject to change)

Nov 2022 – Design contract awarded to Weston  
Aug 2023 – Design complete  
Oct 2023 – Bid advertisement and award  
Dec 2023 – Construction start (estimated)

**% Completed:** 10

**Status Update:** Staff has reviewed the Preliminary Engineering Report (30% design) and provided comments

## Water Impact Fee and Project Summary

1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Groundwater Supply Facilities Component	Well # 36 - Deer Meadow	\$78,234
Groundwater Supply Facilities Component	Flow Lines Well - Deer Meadow	\$12,501
Groundwater Supply Facilities Component	FlowLines Well #32 - Deer Meadow	\$5,320
High Service Pumping Facilities	Replaced pumps; well repairs	\$75,917
Elevated Storage Facilities Component	Hydro Tank Plant 1	\$17,887
Water Supply & Production Future Facilities	Water Plant #5	\$130,616
<b>Total Project Costs</b>		<b>\$320,475</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$320,475</b>
<b>Impact Fees Collected</b>		<b>\$167,701</b>

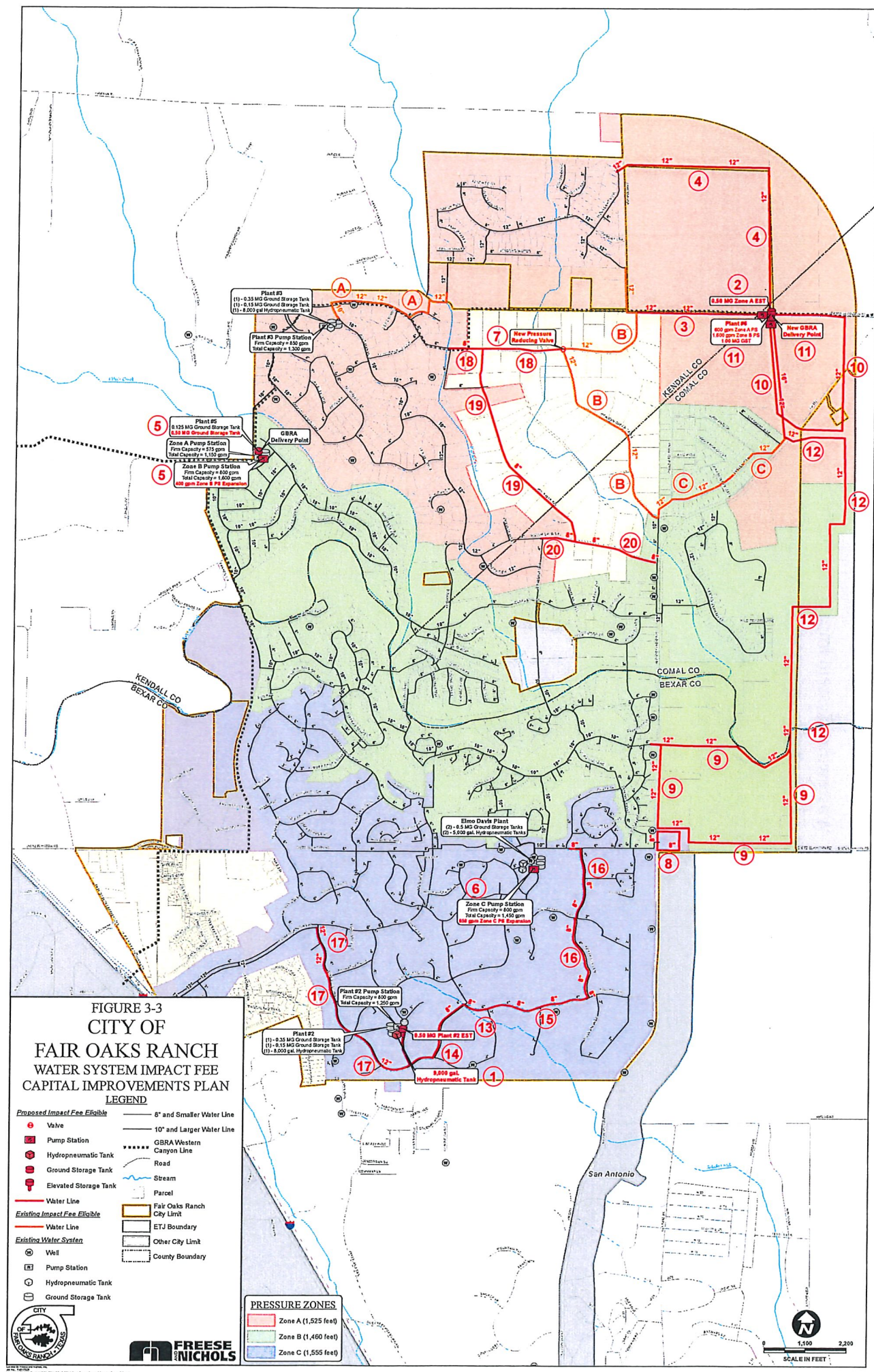
2004 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Water Supply & Production Future Facilities	Water Plant #5	\$1,232,260
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$559,311</b>
<b>Impact Fees Collected</b>		<b>\$1,083,372</b>

2014 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
12-inch Parallel along Rolling Acres Trail	Pipeline Installation #1	\$312,775
12-inch line near Meadow Creek Trail	Pipeline Installation #1	\$69,598
2014 Impact Fee Study	Impact Fee Study	\$50,435
Ammann Rd Elevated Storage Tank	Contribution-in-Aid Eligible Project	\$106,226 *
12-inch Connection to EST		-
12-inch North/South Connection	Meadow Creek Trail	\$1,109,477
6-inch line to Western ETJ		-
12-inch Parallel from Plant #2		-
0.5 MG Ground Storage Tank		-
12-inch Parallel from GBRA to Plant #3		-
New Groundwater Well		-
Financing Costs		-
<b>Total Project Costs</b>		<b>\$1,648,511</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$5,768,373</b>
<b>Impact Fees Collected</b>		<b>\$523,800</b>

2020 Impact Fees		
Map	Project Name Per Impact Fee Study	Actual Project Costs
	<u>Existing Projects</u>	
A	12-inch Parallel along Rolling Acres Trail	-
B	12-inch line near Meadow Creek Trail	-
C	12-inch line near Meadow Creek Trail and 3351	-
2	0.5 MG Zone A Elevated Storage Tank	\$228,890 *
D	2020 Impact Fee Study	\$36,000
	<u>Proposed Projects</u>	
1	9000 Gallon Plant #2 Hydropneumatic Tank	\$642,558
3	12-inch West Ammann Road Water Line	-
4	12-inch Northeast Water Lines	-
5	400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST	-
6	650-gpm Elmo Davis Pump Station Expansion	-
7	Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail	-
8	8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road	-
9	12-inch Southeastern Water Lines	-
10	12/16-inch Plant #6 Discharge Water Lines	-
11	Plant #6 and New GBRA Delivery Point	-
12	12-inch ETJ Water Line	-
13	0.5-MG Plant #2 Elevated Storage Tank	-
14	8/12-inch Royal Ascot/Triple Crown/Equestrian Water Line Replacement	-
15	8-inch Pimlico Lane Water Line Replacement	-
16	8-inch Preakness Lane Water Line Replacement	-
17	12-inch Triple Crown Road Water Line Replacement	-
18	8-inch Rolling Acres Trail Water line	-
19	8-inch Post Oak Trail Water Line	-
20	8-inch Silver Spur Trail Water Line	-
<b>Total Project Costs</b>		<b>\$907,448</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$17,852,217</b>
<b>Impact Fees Collected</b>		<b>\$1,005,758</b>

Total Contribution-in-Aid Eligible Costs (above) \$335,117 \*







# Wastewater Impact Fee and Project Summary

1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Wastewater Treatment Plant	WWTP Expansion Project	\$524,626
Wastewater Treatment Plant	Sludge Bed (Polymer)	\$50,575
Wastewater Treatment Plant	Sludge Harvester	<u>\$25,943</u>
<b>Total Project Costs</b>		<b>\$601,144</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$343,294</b>
<b>Impact Fees Collected</b>		<b>\$308,799</b>

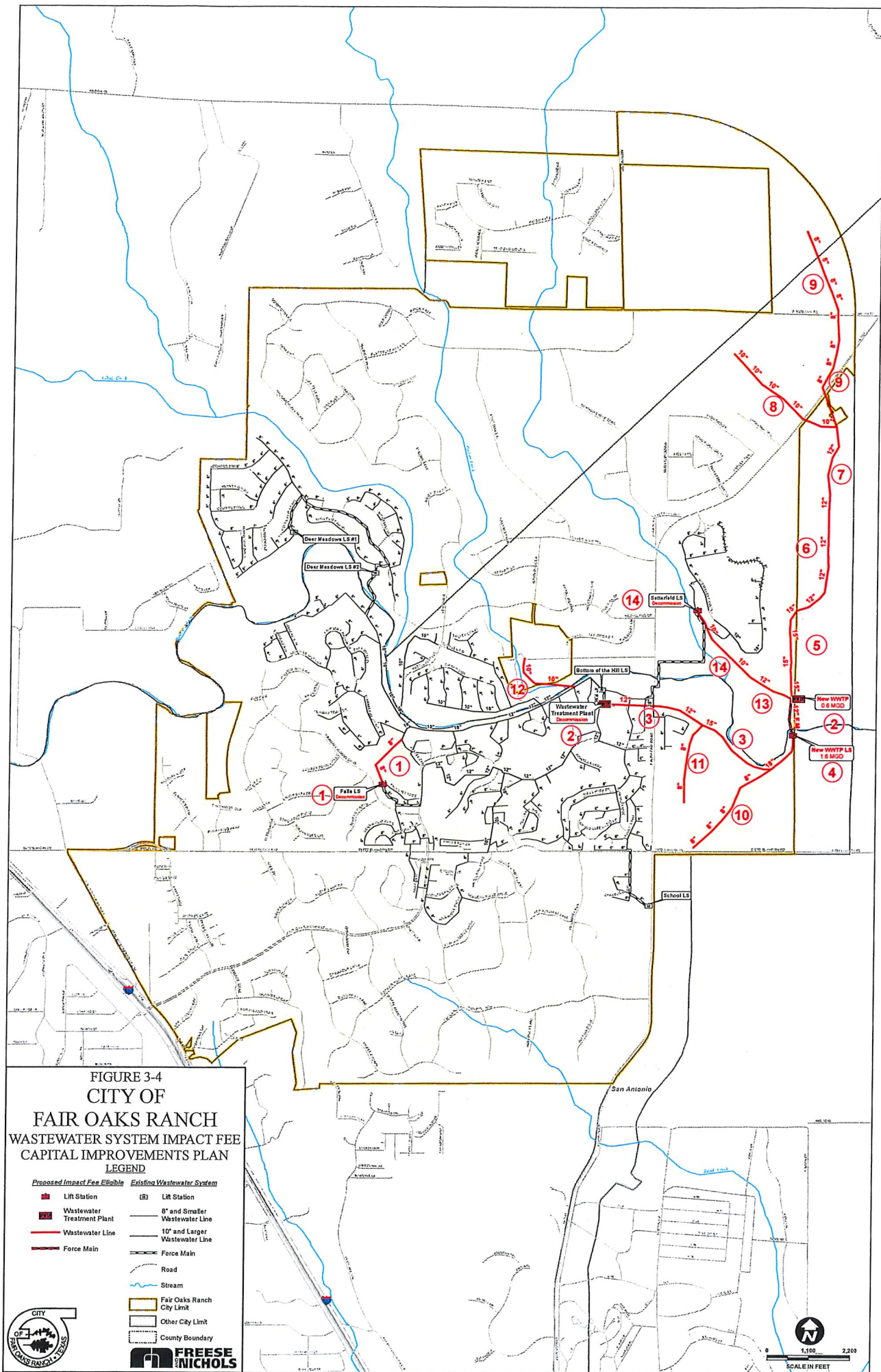
2004 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Wastewater Treatment	Wastewater Treatment	\$447,200
Wastewater Collection	Wastewater Collection	<u>\$134,064</u>
		\$581,264
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$297,051</b>
<b>Impact Fees Collected</b>		<b>\$407,141</b>

2014 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
2014 Impact Fee Study		\$50,435
10-inch Cibolo Creek Crossing		-
8-inch Cibolo Trails expansion		-
8/10-inch Postoak Creek lines		-
Southwest 8-inch sewer line		-
Financing Costs		-
		<u>-</u>
<b>Total Project Costs</b>		<b>\$50,435</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$1,112,762</b>
<b>Impact Fees Collected</b>		<b>\$168,950</b>

2020 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
A Impact Fee Study		\$36,000
1 8-inch Gravity Line and Deommission Falls Lift Station		-
2 New 0.6 mgd WWTP and Deommission old WWTP		-
3 New Gravity Line from Old WWTP to New WWTP		-
4 1.6 mgd Lift Station and 12" Force Main to New WWTP		-
5 12/15-inch Gravity Line in the ETJ		-
6 12-inch Gravity Line in the ETJ #1		-
7 12-inch Gravity Line in the ETJ #2		-
8 10-inch Gravity Line north of Ralph Fair Road		-
9 8/10-inch Gravity Line north of Ralph Fair Road		-
10 8-inch Gravity Line north of Dietz Elkhorn Road		-
11 8-inch Gravity Line east of Ralph Fair Road		-
12 10-inch Gravity Line crossing Cibolo Creek		-
13 12-inch Gravity Line to the new WWTP		-
14 10-inch Gravity Line and Decommission Setterfeld Lift Station		-
Financing Costs		-
		<u>-</u>
<b>Total Project Costs</b>		<b>\$36,000</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$10,705,092</b>
<b>Impact Fees Collected</b>		<b>\$703,962</b>





# Wastewater Treatment Plant Study

**Scope:** Build-out conditions require 0.6 MGD wastewater treatment capacity, which could be accomplished through upgrade/expansion of existing WWTP, construction of new WWTP or a combination or both.

**Budget:** \$251,931 (FY2021-2022) – Study

**Consulting Firm:** Garver, LLC, San Antonio, TX



Aerial view of existing WWTP

## Justification and Impact

- TCEQ requires WWTP permit holders to begin planning for expansion when 75% capacity reached (2023) and begin construction when 90% capacity reached (2026). City will exceed permitted capacity in 2028.
- Current site does not meet buffer zone requirements and frequent odor complaints from adjacent property owners.

## Project Timeline (subject to change)

- Mar 2022 – Contract awarded
- Mar 2022 – Kickoff Meeting
- Nov 2022 – 1<sup>st</sup> Presentation to Council
- Feb 2023 – 2<sup>nd</sup> Presentation to Council

**% Completed:** 95

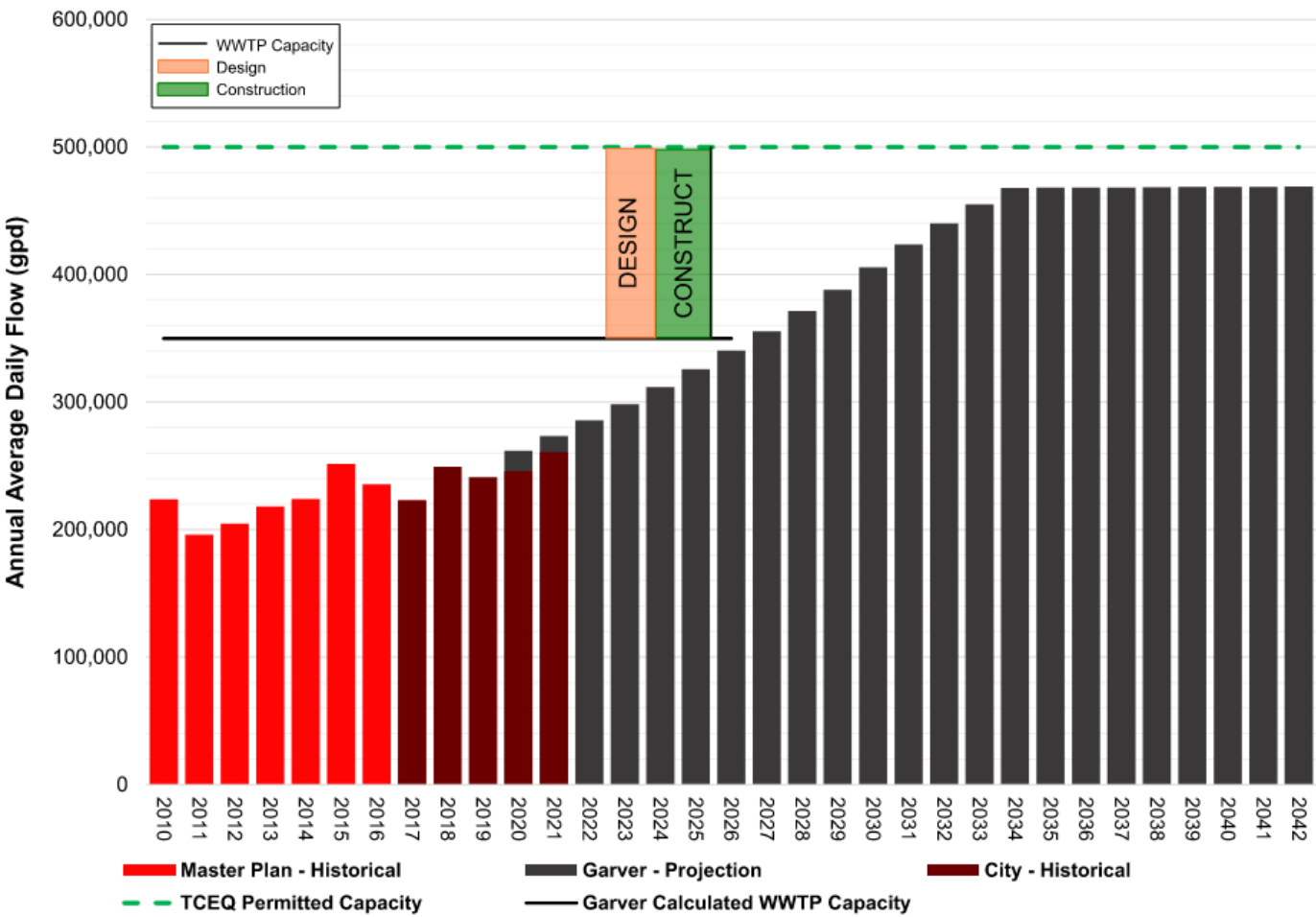
**Status Update:** Council approved Option 1: Existing WWTP Expansion. Phasing alternatives proposed.



# Wastewater Treatment Plant Study

## Master Plan Validation Highlights

- Ultimate build-out projected to occur in 2042 vice 2033
- Ultimate capacity projection decreased from 0.56MGD to 0.47 MGD
- Current capacity limited to 0.35 MGD due to treatment process components
- Design for expansion needs to start this FY
- Construction for expansion needs to start in the 2024 timeframe





# Wastewater Treatment Plant Study

## Expansion Options Evaluated:

	Option 1: Current Plant Expansion	Option 2: New Greenfield WWTP	Option 3: Combo of Option 1 & Option 2	Option 4: New Scalping Plant	Option 5: Connection to SAWS System**
Total Programmed Cost	\$13.4M	\$50.4 - \$52.5M	\$30.9 - \$37M	\$56 - \$57.8M	\$17.9M*

\* Represents total cost to connect to the SAWS collection system, does not include estimated reoccurring annual cost (~\$324K)

\*\* Requires SAWS Board approval

Council selected **Option 1** since it minimizes the need to acquire additional utility easements, avoids major disruption due to new sewer main construction, can be implemented while the existing WWTP remains in service, and is least costly to customers. The consultant verified all proposed improvements can be accommodated on the existing site.

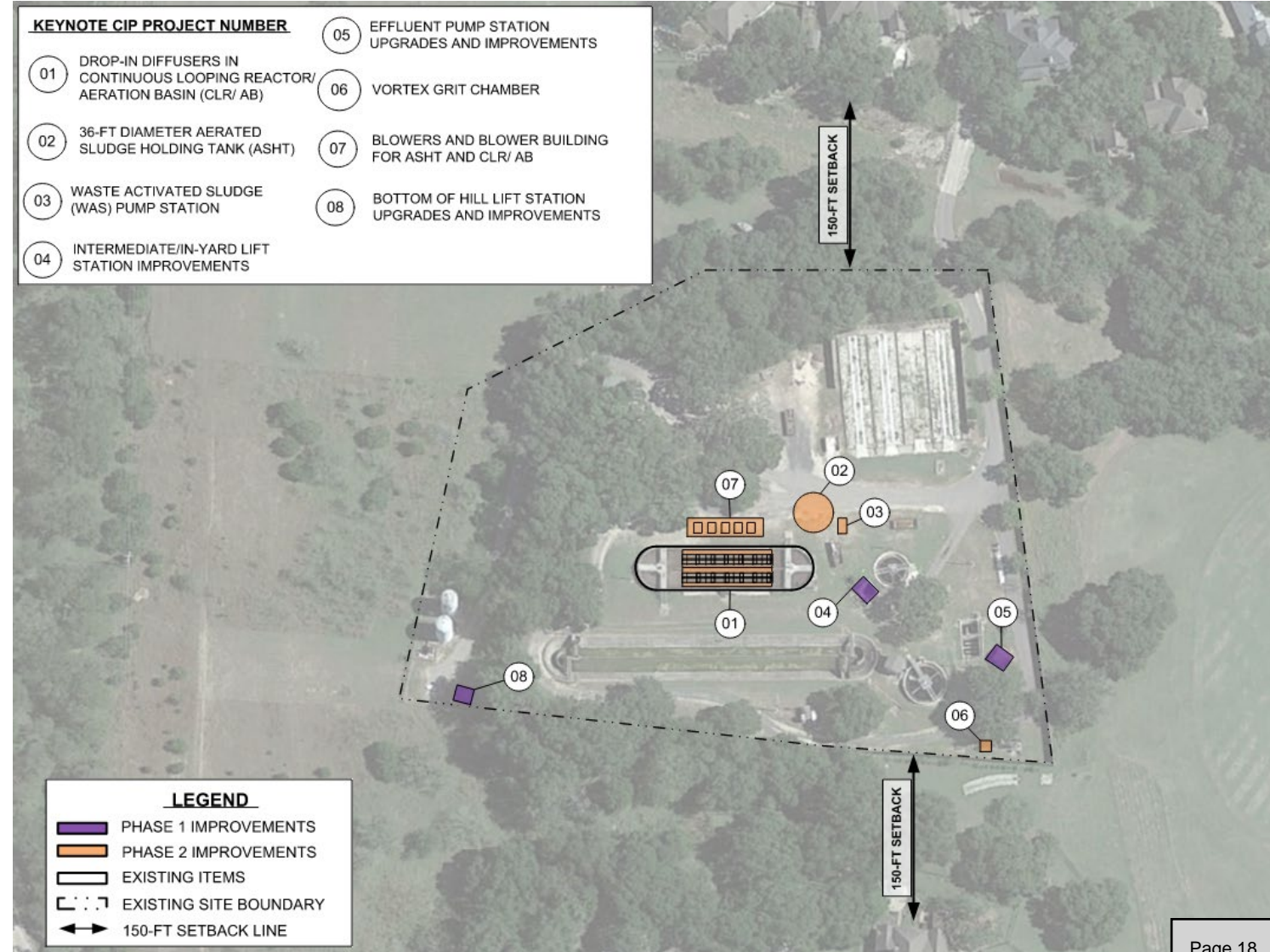




# Wastewater Treatment Plant Study

## Proposed Improvements:

- Oxidation Ditch to Aeration Basin Retrofit
  - Diffuser installation
  - Blower installation
- Headworks Grit System
  - Classifier/Conveyor
  - Roll-off Bin
- Intermediate LS Improvements
- Bottom of the Hill LS Improvements
- Aerated Sludge Holding Tank
  - WAS Pump Station
  - Tank Blowers
- Effluent Pump Station and Conveyance Improvements
  - Effluent Pump Station Improvements
  - Pipeline conveyance improvements to the golf course
  - Golf Course Reuse Study (if necessary)





# Wastewater Treatment Plant Study

## Phasing Alternatives:

- **Single Phase Alternative**
  - Construction costs were escalated (8%) to the midpoint of construction (early 2025)
- **Multi Phase Alternative**
  - Phase 1 - Construction costs were escalated (8%) to the midpoint of construction (mid 2024)
  - Phase 2 – Construction costs were escalated (8%) to the midpoint of construction (early 2026)

When comparing the two alternatives the single-phase approach is more cost effective. However, if development plans or the number of future connections could change, a multi-phase approach should be considered.

Phase	Single-Phase Alternative	Multi- Phase Alternative
Phase 1 (Total Programmed Cost	\$16.5 Million	\$6.0 Million
Phase 2 (Total Programmed Cost	N/A	\$11.2 Million
Total	\$16.5 Million	\$17.2 million

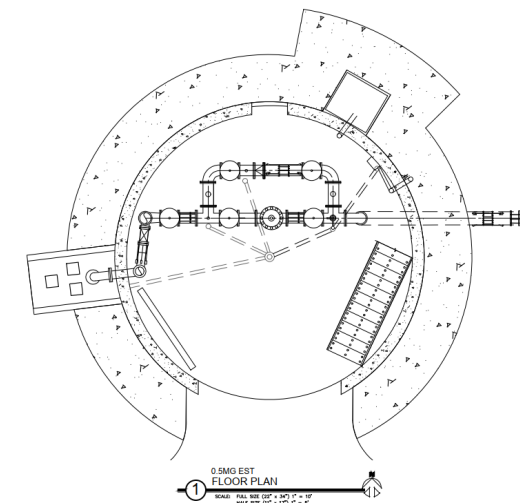
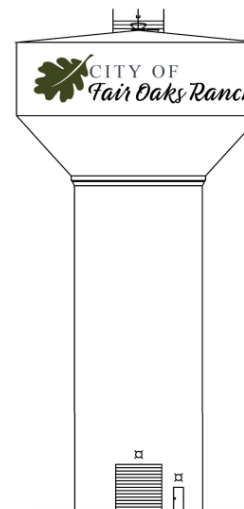


# Elevated Storage Tank / Pressure Reducing Valves

**Scope:** Construct 0.5MG Elevated Storage Tank to improve water supply and pressure during peak demand and provide adequate fire protection, 12" water main to EST site and two system pressure reducing valves.

**Budget:** \$181,623 (FY2021-2022) - Design

**Design Firm:** Kimley-Horn, Inc., San Antonio, TX



## Justification and Impact

- Existing pump stations cannot support projected 2023 peak demand; system pressure within Zone A falls below minimum TCEQ requirement of 35 PSI.
- In addition to maintaining pressures above 35 PSI, elevated storage provides operational flexibility needed during emergencies, power outages, and drought.
- Current fire flow below minimum 1500 GPM requirement.

## Project Timeline (subject to change)

TBD – Design completion pending final site confirmation





# 9000 Gallon Plant #2 Hydropneumatic Tank

**Scope:** Replace existing hydropneumatic tank with larger 9,000-gallon hydropneumatic tank, and upgrade pumps to 400 GPM with variable speed drives and associated electrical improvements.

**Budget:** \$946,815 (FY2021-2022) - Construction

**Design Firm:** CP&Y, Inc., San Antonio, TX

**Construction Firm:** MGB Construction, Castroville, TX



New 9000 gallon hydropneumatic tank and ribbon cutting photo.

## Justification and Impact

- In lieu of an EST in Zone C, TCEQ requires 20-gallon pressure tank storage capacity per connection. The number of connections will exceed current storage capacity by 2024, larger tank needed to meet build-out requirements.
- Existing pumps are old and introduce shock or water hammer conditions to the system when cycling on/off. VFD pumps will help avoid this condition.

## Construction Project Timeline (subject to change)

Nov 2021 – Contract awarded  
Dec 2021 – Construction started  
Aug 2022 – Construction complete

**% Completed:** 1 0 0

**Status Update:** Complete

# Land Use Assumption Summary As of January 31, 2023

Land Use Assumptions Summary Update for CIAC Meeting March 2, 2023

**Previous Report at September 2022 Meeting – February 1, 22 to July 31, 2022**

	# Non-Res Lots	To Develop	Improved	# Non Res Conn	# Connections		Remaining / Allowed	
		# of Lots			Water	Sewer	Water	Sewer
<b>TOTALS</b>	<b>217</b>	<b>4543</b>	<b>4091</b>	<b>63</b>	<b>3135</b>	<b>1978</b>	<b>1065</b>	<b>93</b>
				<b>3198</b>				

## Adjustments and additions:

August 1 2022 to January 31, 2023	NON Res Lots	# OF RES LOTS	Improved	Non Res Water Conn	NO. OF CONNECTIONS		NO. REMAINING ALLOWED		Total Water Connections
LUA Ending July 2022	Lots	LOTS		Water Conn	WATER	SEWER	WATER	SEWER	
<b>GRAND TOTAL</b>	<b>217</b>	<b>4543</b>	<b>4091</b>	<b>63</b>	<b>3135</b>	<b>1978</b>	<b>1067</b>	<b>93</b>	<b>3198</b>
End of August 2022			12	1	2	2	-2	-2	
<b>Grand Total</b>	<b>217</b>	<b>4543</b>	<b>4103</b>	<b>64</b>	<b>3137</b>	<b>1980</b>	<b>1065</b>	<b>91</b>	<b>3201</b>
End of September 2022			4	0	0	0	0	-1	
<b>Grand Total</b>	<b>217</b>	<b>4543</b>	<b>4107</b>	<b>64</b>	<b>3137</b>	<b>1980</b>	<b>1065</b>	<b>90</b>	<b>3201</b>
<b>Adjustments per Master Plan</b>	<b>-4</b>	<b>1484</b>	<b>-3</b>	<b>2</b>	<b>-2</b>	<b>-4</b>	<b>785</b>	<b>1344</b>	
<b>Adjusted Grand Total</b>	<b>213</b>	<b>6027</b>	<b>4104</b>	<b>66</b>	<b>3135</b>	<b>1976</b>	<b>1850</b>	<b>1434</b>	<b>3201</b>
End of October 2023			5		1	1	-1	-1	
<b>Grand Totals 10/31/2022</b>	<b>213</b>	<b>6027</b>	<b>4109</b>	<b>66</b>	<b>3136</b>	<b>1977</b>	<b>1849</b>	<b>1433</b>	<b>3202</b>
Front Gate Unit 6	3	44							
End of November 2023	2	-2	9	2	0	2	-2	-2	
<b>Grand Totals 11/31/2023</b>	<b>218</b>	<b>6069</b>	<b>4118</b>	<b>68</b>	<b>3136</b>	<b>1979</b>	<b>1847</b>	<b>1431</b>	<b>3204</b>
Dec-23			8		1	1	-1	-1	
Dec 2023 Adjustments						5			
<b>Grand Totals December 2023</b>	<b>218</b>	<b>6069</b>	<b>4126</b>	<b>68</b>	<b>3137</b>	<b>1985</b>	<b>1846</b>	<b>1430</b>	<b>3205</b>
End of January 2023		0	4	0	1	0	-1	0	
<b>Grand Totals January 2023</b>	<b>218</b>	<b>6069</b>	<b>4130</b>	<b>68</b>	<b>3138</b>	<b>1985</b>	<b>1845</b>	<b>1430</b>	<b>3206</b>
				<b>3206</b>					

## Additions to LUA

Front Gate Unit 6      44 Residential Lots      3 Non-Residential Lots

## Adjustments to LUA

At the beginning of the new fiscal year, adjustments were made to the LUA to match the Master Plan. There are some items that were included that need to be amended to the Master Plan in the next study.

## Summary: August 1, 2022, to January 31, 2023

44 - Lots Added

39 – Improved Lots

8 - Water Connection Services added

7 - Wastewater Connection Services added

Land Use Assumption Summary  
As of January 31, 2023

# Projects for New Homes

**October 2019 to January 2023**

New Water Connections with Impact Fees 186

New Water Connections W/O Impact Fees 21

**Total Water Connections 207**

New Wastewater with Fees 157

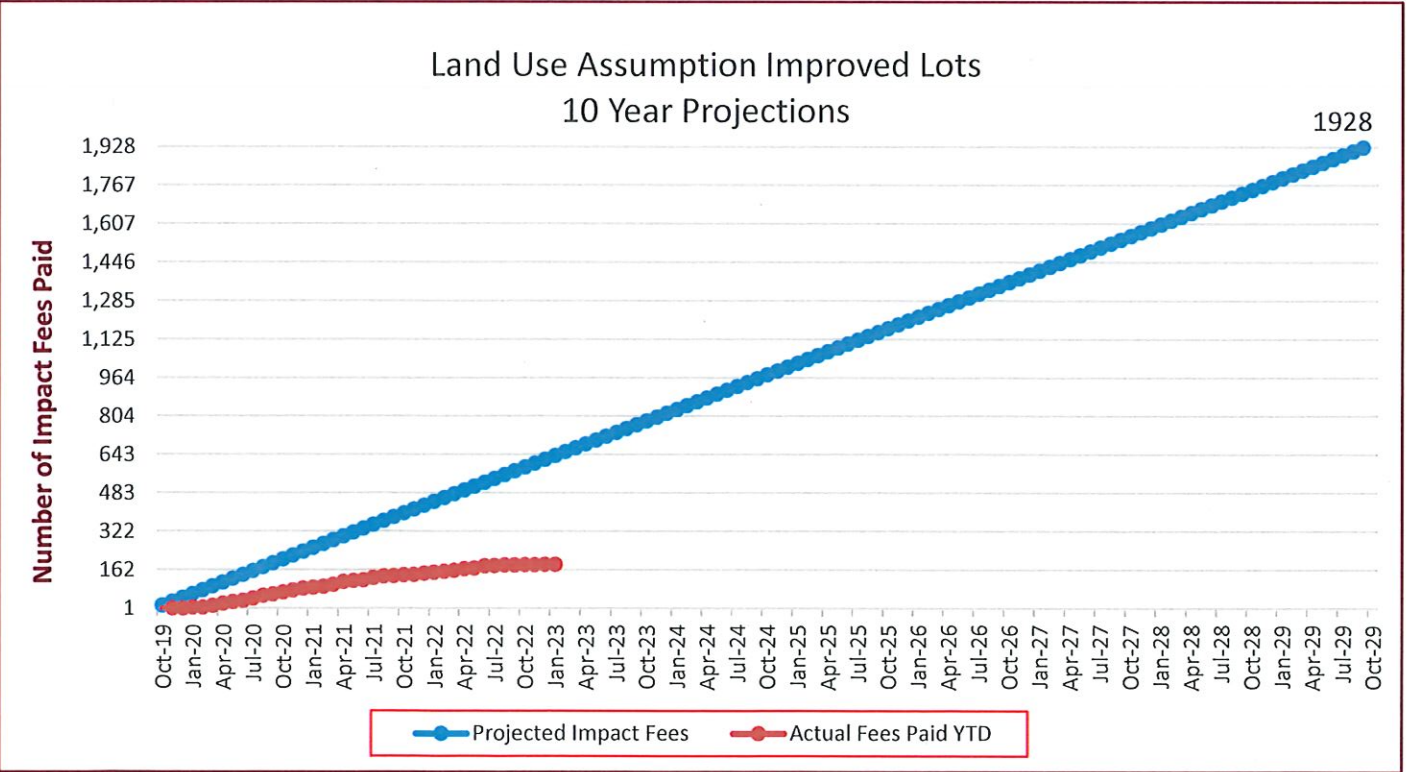
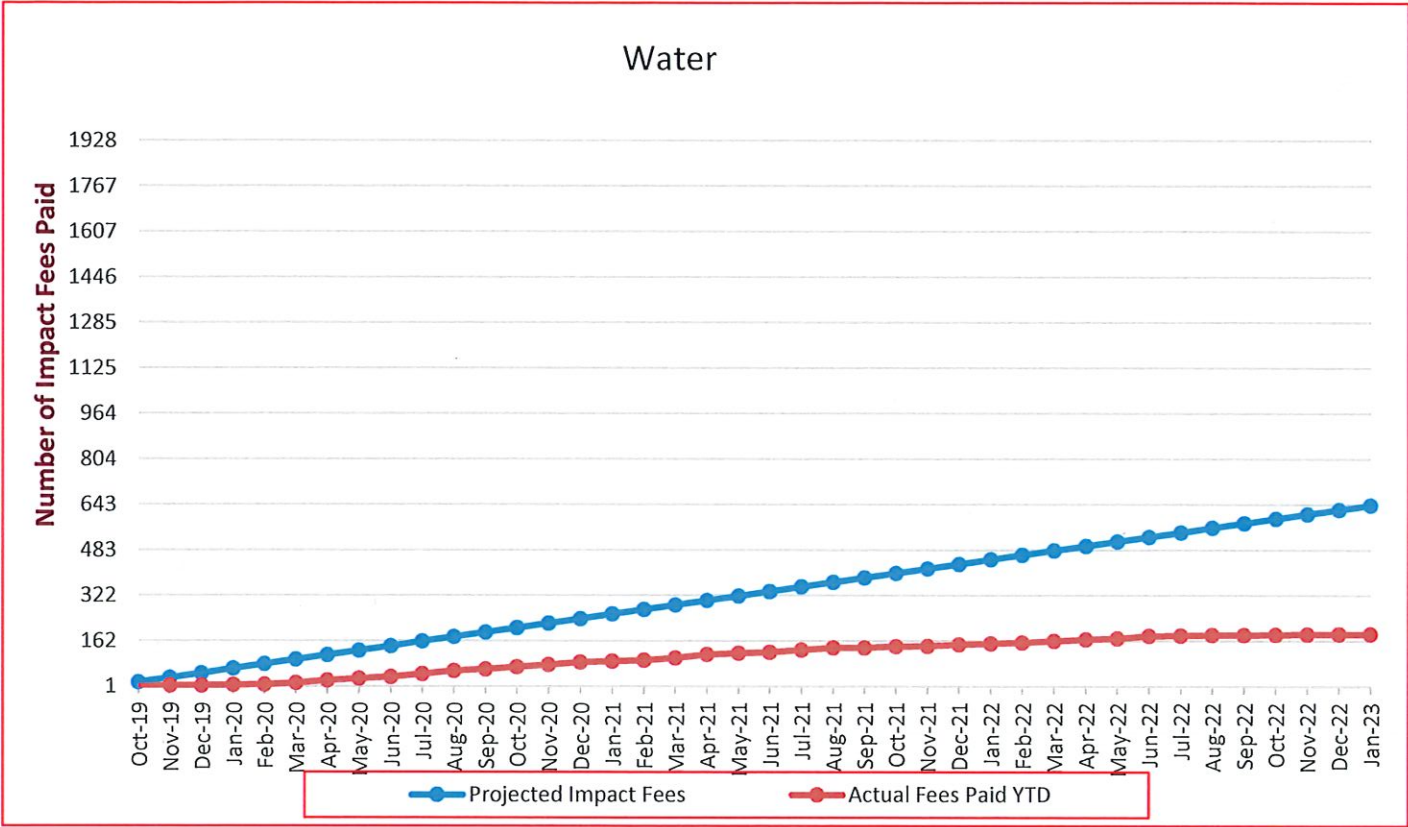
New Wastewater W/O Fees 12

**Total Wastewater Connections 169**

**New Homes – No FORU (SAWS) 337**

**Total Improved Lots 544**

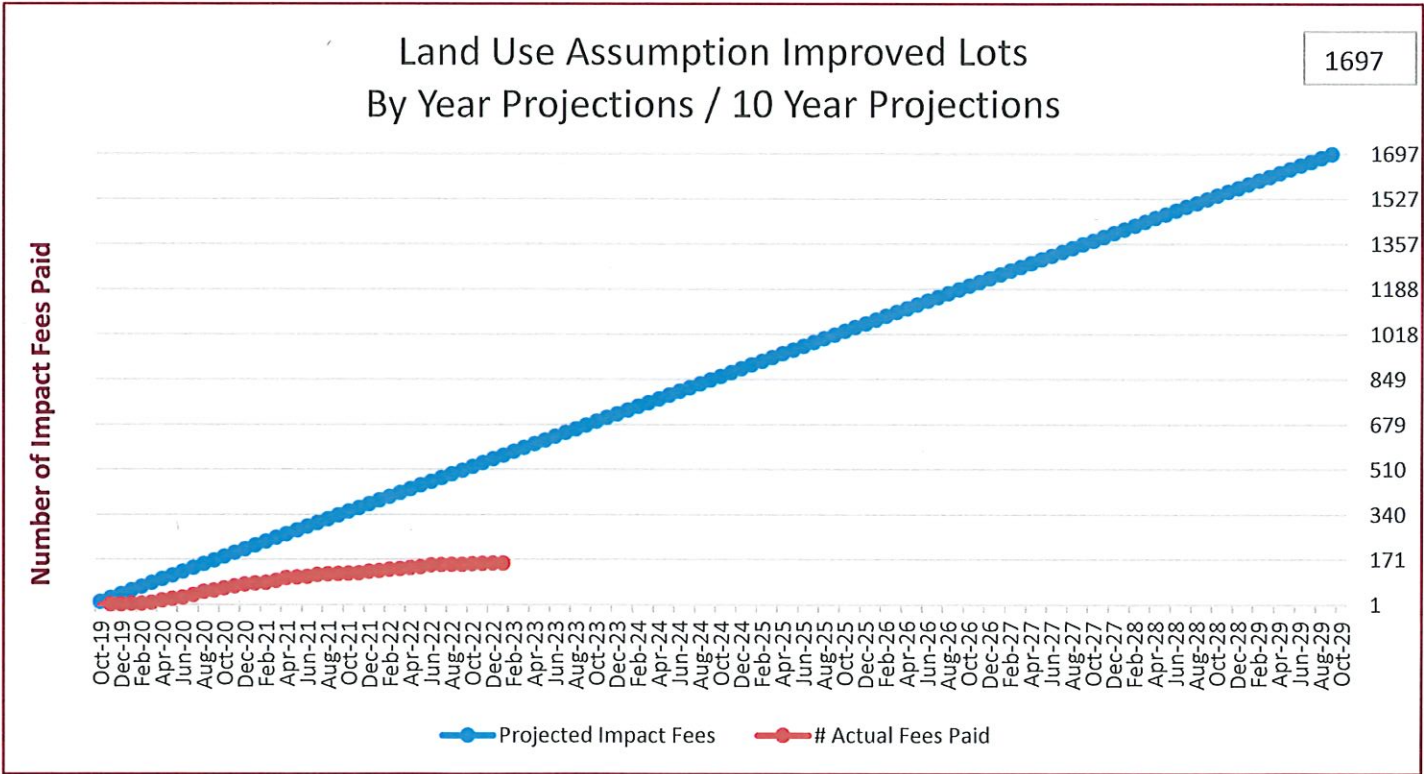
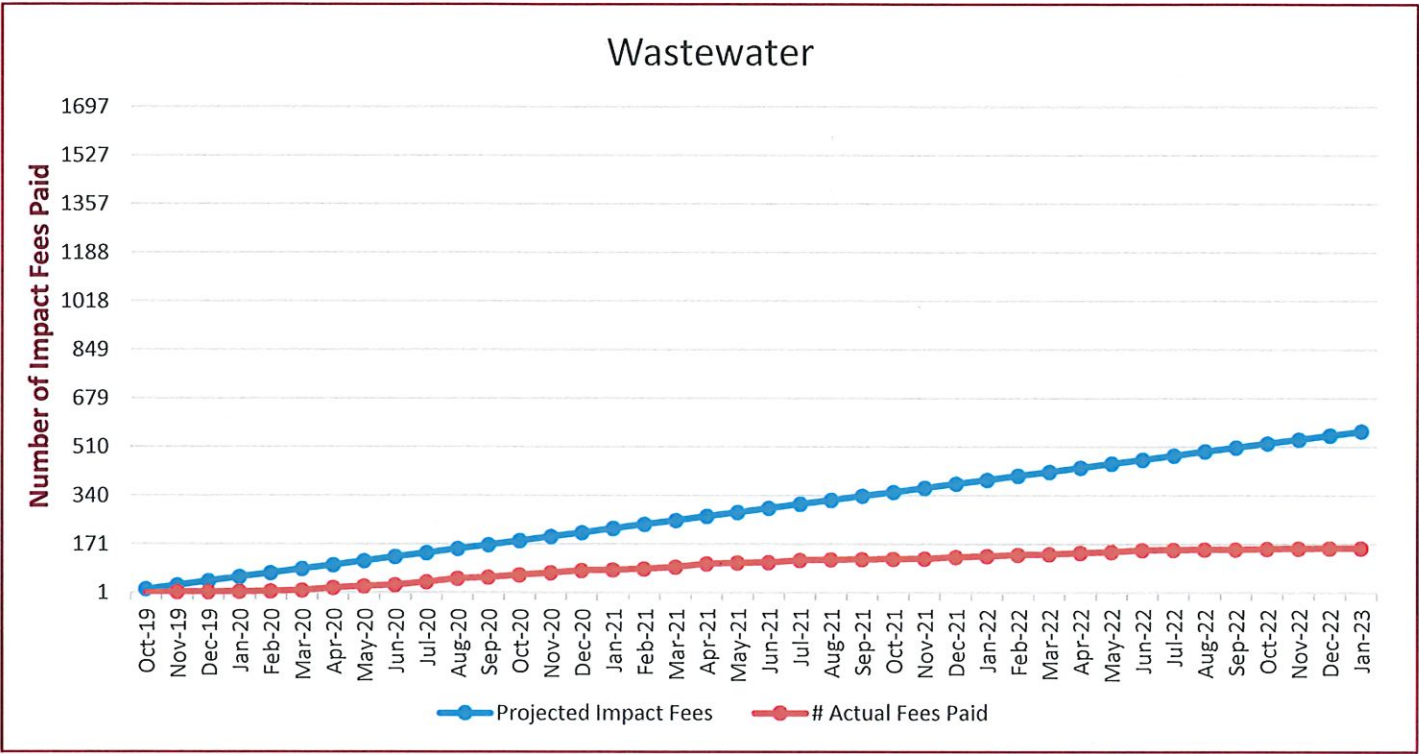
2019-2020 to 2029-2030 Combined Water Graphs



2019-2020-to 2029-2030

2023 January

Combined WW Graphs 2019-2020 to 2029-2030





FAIR OAKS RANCH - LAND USE ASSUMPTIONS  
 LOT INVENTORY BREAKDOWN - COMBINED SHEET -  
 Master adjusted to MP  
 January 2023

COUNTY	SUBDIVISION	UNIT/SUBDIVISION	NON RES	NON RES	CONNECTIONS	# OF RES	IMPROVED	IMPACT FEES PAID	NON RES	NO. OF CONNECTIONS	NO. REMAINING ALLOWED
	ID		LOTS	CONNECTIONS	LOTS			WATER	SEWER	Res W	SEWER
BEXAR	66	THE ARBORS - Unit 1	7	1	44	39	\$216,000.00	\$60,450.00	1	39	5
BEXAR	66	THE ARBORS - Unit 2	5		47	19	\$164,736.27	\$115,304.16		40	39
BEXAR	79	UNIT - B			68	65	\$0.00	\$0.00		19	19
BEXAR	108	UNIT - B1			71	70	\$0.00	\$0.00		65	65
BEXAR	111	UNIT - B2			56	53	\$0.00	\$0.00		70	70
BEXAR	115	UNIT - B3	1	3	99	90	\$0.00	\$0.00	3	53	56
BEXAR	106	UNIT - B4		1	62	62	\$0.00	\$0.00	1	90	91
BEXAR	100	UNIT - B5			41	38	\$0.00	\$0.00		62	62
BEXAR	105	UNIT - B6			56	52	\$0.00	\$0.00		38	38
BEXAR	102	UNIT - B7		1	30	30	\$0.00	\$0.00	1	52	53
BEXAR	102	UNIT - B8			2	1	\$0.00	\$0.00		30	30
BEXAR	102	UNIT - B13			1	1	\$0.00	\$0.00		1	1
BEXAR	58	BLACKJACK ESTATES - UNIT 1			34	34	\$0.00	\$0.00		1	1
BEXAR	49	BLACKJACK ESTATES - UNIT 2			31	31	\$0.00	\$0.00		34	34
BEXAR	65	BLACKJACK OAKS - UNIT 1	1	1	57	57	\$0.00	\$0.00	1	31	32
BEXAR	65	BLACKJACK OAKS - UNIT 2			55	55	\$0.00	\$0.00		31	31
BEXAR	53	BLACKJACK OAKS - UNIT 3A	1	1	52	52	\$960.00	\$1,028.00	1	57	58
BEXAR	42	BLACKJACK OAKS - UNIT 3B	1	1	17	17	\$0.00	\$0.00	1	55	55
BEXAR	57	BLACKJACK OAKS - UNIT 3C			12	11	\$0.00	\$0.00		52	53
BEXAR	89	UNIT - C			56	52	\$0.00	\$0.00		17	18
BEXAR	103	CHARTWELL SUBDIVISION SD ID 103	2	1	32	30	\$0.00	\$0.00		11	11
BEXAR	117	CITY OF FAIR OAKS RANCH PROPERTIES	6	6	0	10	\$0.00	\$0.00		52	52
BEXAR	77	UNIT - D1 (THE GARDENS)			19	18	\$0.00	\$0.00		30	31
BEXAR	77	UNIT - D2 (THE GARDENS)	2	2	29	29	\$0.00	\$0.00	1	30	30
BEXAR	77	UNIT - D3 (THE GARDENS)			19	19	\$0.00	\$0.00		6	4
BEXAR	71	UNIT - D4			7	7	\$0.00	\$0.00		18	18
BEXAR	71	UNIT - E	4	4	46	45	\$0.00	\$0.00	2	29	31
BEXAR		ELKHORN RIDGE UNIT 1	7		61	57	\$0.00	\$0.00		19	19
BEXAR		ELKHORN RIDGE UNIT 2	3		18	18	\$0.00	\$0.00		7	7
BEXAR		ELKHORN RIDGE UNIT 3 - Recorded 7-1-20 // Amended Plat recorded 6/29/2021	4		15	15	\$0.00	\$0.00		45	49
BEXAR		ELKHORN RIDGE UNIT 5 - Recorded 5-6-2021	5		47	43	\$0.00	\$0.00		1	1
BEXAR		ELKHORN RIDGE UNIT 6A	1		15	15	\$0.00	\$0.00		1	1
BEXAR		ELKHORN RIDGE UNIT 6B	1		22	22	\$0.00	\$0.00		29	29
BEXAR		ELKHORN RIDGE UNIT 8	1		27	12	\$0.00	\$0.00		31	31
BEXAR		ELKHORN RIDGE UNIT 9	2		43	43	\$0.00	\$0.00		19	19
BEXAR	ADD	EXECUTIVE PLAZA	1	1	0	0	\$0.00	\$0.00		7	7
BEXAR	88	UNIT - F1 (THE VILLAGE)	1	1	29	29	\$0.00	\$0.00	1	45	47
BEXAR	87	UNIT - F2	3		25	22	\$0.00	\$0.00		1	1
BEXAR	93	FAIR OAKS CONDOS	1	1	13	1	\$0.00	\$0.00	1	22	22
BEXAR		FAIR OAKS RETAIL, INC. (NOONERS)			1	1	\$0.00	\$0.00		12	13
BEXAR		FAIR OAKS VILLAGE	4		55	4	\$0.00	\$0.00		1	2
BEXAR		FRONT GATE UNIT 1	4		19	19	\$0.00	\$0.00			
BEXAR		FRONT GATE UNIT 2A	2		26	26	\$0.00	\$0.00			
BEXAR		FRONT GATE UNIT 2B	2		56	56	\$0.00	\$0.00			
BEXAR		FRONT GATE UNIT 3	6		65	63	\$0.00	\$0.00			
BEXAR		FRONT GATE Unit 4	3		49	34	\$0.00	\$0.00			
BEXAR		FRONT GATE Unit 5 - Recorded 4-30-2021	3		44	9	\$0.00	\$0.00			
BEXAR		FRONT GATE Unit 6 - Recorded 10-4-2022	5		20	10	\$0.00	\$0.00			
BEXAR		FRONT GATE Unit 7 - Recorded 5/20/2022	4		48	48	\$0.00	\$0.00			
BEXAR		FRONT GATE UNIT 8	3		54	54	\$0.00	\$0.00			
BEXAR		FRONT GATE UNIT 9	3		44	44	\$0.00	\$0.00			
BEXAR		FRONT GATE UNIT 10	3		62	61	\$0.00	\$0.00			
BEXAR		FRONT GATE UNIT 12	4		5	5	\$0.00	\$0.00			
BEXAR	97	UNIT - H			6	6	\$0.00	\$0.00		5	5
BEXAR	80	UNIT - I			32	30	\$0.00	\$0.00		6	6
BEXAR	90	UNIT - J			20	20	\$0.00	\$0.00		30	30
BEXAR	73	UNIT - L			26	26	\$0.00	\$0.00		20	20
BEXAR	98	UNIT - M	2	2	26	26	\$0.00	\$0.00	2	26	29

Item #12.



FAIR OAKS RANCH - LAND USE ASSUMPTIONS  
 LOT INVENTORY BREAKDOWN - COMBINED SHEET -  
 Master adjusted to MP  
 January 2023

COUNTY	SUBDIVISION	UNIT/SUBDIVISION	NON Res Lots	NON Res Connections	# OF RES LOTS	Improved	IMPACT FEES PAID WATER	SEWER	Non Res Water Conn	Res W	NO. OF CONNECTIONS Total Water	SEWER	NO. REMAINING ALLOWED WATER	SEWER
BEXAR	86	UNIT - N			44	44	\$0.00	\$0.00		44	44	44		
BEXAR	63	UNIT - O			32	32	\$0.00	\$0.00		32	32	32		
BEXAR	63	UNIT - O2		1	6	7	\$0.00	\$0.00	1	6	7	7		
BEXAR	92	OAKWOOD HEIGHTS - UNIT 1			59	57	\$0.00	\$0.00		57	57	57	2	2
BEXAR	92	OAKWOOD HEIGHTS - UNIT 2		2	30	29	\$0.00	\$0.00	2	29	31	29	1	1
BEXAR	72	UNIT - P			25	25	\$0.00	\$0.00		25	25	25	0	0
BEXAR	74	UNIT - P2			8	8	\$0.00	\$0.00		8	8	8	0	0
BEXAR	109	UNIT - PFE (LESLIE PFEIFFER)		1	25	22	\$0.00	\$0.00		21	22	0	4	0
BEXAR	113	PFEIFFER RANCH CORNERS - UNIT 1					\$0.00	\$0.00		0	0	0	0	0
BEXAR	116 / 114	PFEIFFER RANCH CORNERS - UNIT 2					\$0.00	\$0.00		0	0	0	0	0
BEXAR	67	UNIT - Q			22	22	\$0.00	\$0.00		22	22	22	0	0
BEXAR	75	RAINTREE WOODS - UNIT A			82	81	\$0.00	\$0.00		81	81	0	1	0
BEXAR	75	RAINTREE WOODS - UNIT AA			28	28	\$0.00	\$0.00		28	28	0	0	0
BEXAR	75	RAINTREE WOODS - UNIT AB			53	50	\$0.00	\$0.00		50	50	0	3	0
BEXAR	75	RAINTREE WOODS - UNIT AC		1	43	43	\$0.00	\$0.00	1	43	44	0	0	0
BEXAR	75	RAINTREE WOODS - UNIT AD			7	7	\$0.00	\$0.00		7	7	0	0	0
BEXAR	75	RAINTREE WOODS - UNIT AE		1	13	13	\$0.00	\$0.00	1	13	14	6	0	0
BEXAR	75	RAINTREE WOODS UNIT REF			9	9	\$0.00	\$0.00		9	9	0	0	0
BEXAR	64	UNIT - R		1	31	28	\$0.00	\$0.00	1	28	29	28	3	3
BEXAR	64	UNIT - S			19	18	\$0.00	\$0.00		18	18	18	1	1
BEXAR	70	UNIT - T			7	7	\$0.00	\$0.00		7	7	0	0	0
BEXAR	95	THE CROSSING		1	16	16	\$0.00	\$0.00	1	16	17	16	0	0
BEXAR	82	THE FALLS		1	31	30	\$0.00	\$0.00	1	30	31	30	1	1
BEXAR	99	THE FOUNTAINS		2	30	26	\$28,800.00	\$30,840.00	2	26	28	26	4	4
BEXAR		THE WOODS - UNIT 1			92	92								
BEXAR		THE WOODS - UNIT 2			50	49								
BEXAR		THE WOODS - UNIT 3												
BEXAR		THE WOODS - UNIT 4 - GREENWOOD												
BEXAR	96	UNIT - V		5	34	34	\$0.00	\$0.00		7	7	7	1	1
BEXAR	68	UNIT - W			8	7	\$0.00	\$0.00		29	29	29		
BEXAR	101	WINDERMERE SUBDIVISION - UNIT 1			29	29	\$0.00	\$0.00		42	43	2	3	0
BEXAR	104	WINDERMERE SUBDIVISION - UNIT 2		1	45	42	\$0.00	\$0.00	1	55	56	50	5	5
BEXAR	118	BISD FOR Elem		1	60	55	\$1,669.58	\$1,006.95	1	1	1	1		
2 Bexar	84	Fire Stations SD ID 84		2	1	2			1	1	1	0	1	
BEXAR COUNTY -			142	43	2,927	2,748	\$ 412,165.85	\$ 208,629.11	43	1,860	1,903	1,186	104	70
Bexar	69	Louis Voelcker Const. DA 252148 35.74 ac SU 69 Parcel 35	0	0	8	0				0	0	0	8	0
BEXAR COUNTY - D.A. in ETJ TOTALS			0	0	1	1			0	1	1	0	8	0
BEXAR COUNTY TOTALS			142	43	2,936	2,749	\$412,165.85	\$208,629.11	43	1,861	1,904	1,186	112	70
COMAL	16	Ralph Fair Road	0	0	1	0			0	0	0	0	1	1
COMAL	29	UNIT - C1	0	0	25	25	\$4,140.00	\$0.00	0	6	6	0	1	0
COMAL	35	UNIT - C2	0	0	16	15	\$0.00	\$0.00	0	15	15	0	1	0
COMAL	44	UNIT - C3	1	1	8	9	\$1,439.00	\$0.00	1	8	9	0	0	0
COMAL	44	UNIT - C4	0	0	34	32	\$0.00	\$0.00	0	32	32	0	2	0
COMAL	46	UNIT - C5	0	0	12	10	\$0.00	\$0.00	0	10	10	0	2	0
COMAL	NONE	UNIT - C6	2	2	0	0	\$0.00	\$0.00	2	0	2	0	0	0
COMAL	43	UNIT - C7 (CIBOLO TRAILS 1)	2	1	42	42	\$41,029.58	\$42,126.95	1	41	42	42	1	0
COMAL	43	UNIT - C8 (CIBOLO TRAILS 2)	2	2	62	59	\$100,425.22	\$59,410.05	2	59	61	59	3	3
COMAL	61	UNIT - C9 (CIBOLO TRAILS UNIT 3)	1	0	38	38	\$63,444.04	\$38,264.10	0	38	38	38	0	0
COMAL	NONE	UNIT - C10 (7.71 AC.) - CIBOLO FORHOA Walking Path	1	0	0	0			0	0	0	0	0	0
COMAL	54	UNIT - C11	0	0	1	0	\$0.00	\$0.00	0	0	0	0	1	1
COMAL	57	UNIT - C12 (TRAILSIDE)	3	1	31	31	\$51,756.98	\$31,215.45	1	31	32	31	0	0
COMAL	50	UNIT - C13 (TRAILSIDE)	4	0	19	19	\$31,722.02	\$19,130.79	0	19	19	19	0	0
COMAL	52	UNIT - C14 (RIVER VALLEY) - UNIT 1 29.98 AC.	9	2	66	66	\$111,861.86	\$66,458.28	2	66	68	66	0	0
COMAL	NONE	UNIT - C15 (RIVER VALLEY) - UNIT 2 6/29/20	5	1	47	47	\$409,176.09	\$285,226.08	1	47	48	47	0	0
COMAL	31	CIBOLO CREEK COMMUNITY CHURCH PROPERTIES	0	0	15	0	\$0.00	\$0.00	0	0	0	0	15	15
COMAL	25	OAK BEND ESTATES	1	1	118	0	\$0.00	\$0.00	1	0	1	0	118	118
COMAL	39	SETERFELD ESTATES - UNIT 1A	0	0	4	3	\$5,008.74	\$1,006.95	0	3	3	1	1	0
COMAL	39	SETERFELD ESTATES - UNIT 1	10	3	55	55	\$91,826.90	\$55,382.25	3	55	58	55	0	0

Item #12.



FAIR OAKS RANCH - LAND USE ASSUMPTIONS  
 LOT INVENTORY BREAKDOWN - COMBINED SHEET -  
 Master adjusted to IMP  
 January 2023

COUNTY	SUBDIVISION	UNIT/SUBDIVISION	NON RES	Non Res Conn	# OF RES	Improved	IMPACT FEES PAID	Non Res	NO. OF CONNECTIONS	NO. REMAINING ALLOWED
	ID		Lots	Connections	LOTS		WATER	Water Conn	Total Water	SEWER
COMAL	39	SETTERFELD UNIT 2	5	0	54	54	\$90,157.32	0	54	54
COMAL	39	SETTERFELD ESTATES UNIT 3	4	0	48	48	259,200	0	48	48
COMAL	39	SETTERFELD ESTATES 4	4	0	48	48	\$416,175.84	0	48	48
COMAL	24	THE ENCLAVE Ralph Fair LLC	0	0	15	13	\$21,704.54	0	13	13
COMAL	23	First Baptist - 10 acres	3	0	3	3	\$0.00	0	0	0
COMAL	27	MINAHAN 40 ACRES	0	0	26	0	0	0	0	0
COMAL	34	PENNINGTON 10.0 ACRES	0	0	2	0	0	0	0	0
COMAL COUNTY -			54	14	791	614	\$1,699,068.13	14	593	508
COMAL	55	Powell 33.3 ac 30260 Saratoga	0	0	6	1		0	1	0
COMAL	55	J. FAIR - GUEST HOUSE- DA- 105768 2.17 ac.	0	0	1	1		0	1	0
COMAL	55	J. FAIR - River Rock Center 2.13 ac - DA -	0	0	1	1		0	1	0
COMAL	55	Ralph Fair 4.8 ac (45.39 ac Sold & Split)	0	0	1	0		0	0	0
COMAL	55	Epple 6.99 Acres	0	0	1	0		0	0	0
COMAL	55	Epple 15.29 Acres was Grangean 30261 Saratoga sold to Epple	0	0	3	1		0	1	0
COMAL	28	WHITWORTH, NOLL & NOLL - DA 282.56 ac Parcel 14 SDID 28	0	0	39	0		0	0	0
COMAL	84	Firestation # 3 City 30955 MCT SD ID 84	1	1	0	0		1	0	0
COMAL COUNTY - IN ETJ - W/ DEVELOPMENT AGREEMENTS 12/2017			1	1	52	4	\$0.00	1	4	5
COMAL COUNTY TOTALS			55	15	843	618	\$1,699,068.13	15	597	612
KENDALL	19	UNIT - K1	0	0	63	58	\$0.00	0	4	0
KENDALL	14	UNIT - K2	0	0	58	53	\$0.00	0	53	0
KENDALL	21	UNIT - K3	0	1	33	31	\$0.00	1	31	32
KENDALL	32	UNIT - K4	0	0	28	22	\$0.00	0	23	0
KENDALL	26	UNIT - K5	0	0	36	35	\$0.00	0	35	0
KENDALL	20	UNIT - K6	0	1	93	88	\$0.00	1	88	89
KENDALL	22	UNIT - K7	0	0	4	4	\$0.00	0	4	0
KENDALL	36	UNIT - K8	0	0	3	2	\$0.00	0	3	0
KENDALL	30	DEER MEADOW ESTATES - UNIT 9	5	5	90	88	\$960.00	5	88	93
KENDALL	30	DEER MEADOW ESTATES - UNIT 10	2	0	58	56	\$55,199.00	0	56	56
KENDALL	30	DEER MEADOW ESTATES - UNIT 11	2	0	39	37	\$34,560.00	0	37	37
KENDALL	30	DEER MEADOW ESTATES - UNIT 12	1	0	67	64	\$106,142.96	0	64	64
KENDALL	30	DEER MEADOW ESTATES - UNIT 13	3	0	51	46	\$78,470.26	0	46	46
KENDALL	NONE	UNIT - 14 ( 9.56 AC.) - CIBOLO FORHOA Walking Path	NONE							
KENDALL	NONE	K-15 EXTENSION OF COMAL COUNTY 1.86 ac UNIT-13 (within 100 yr floodplain)	NONE							
KENDALL	3	STONE CREEK RANCH - UNIT 1	6	4	141	129	\$218,714.98	4	129	133
KENDALL	3	STONE CREEK RANCH - UNIT 1A	1	0	6	0	\$0.00	0	0	0
KENDALL	3	STONE CREEK RANCH - UNIT 2A	1	0	29	18	\$30,052.44	0	18	18
KENDALL	3	STONE CREEK RANCH - UNIT 2B	0	0	60	0	\$0.00	0	0	0
KENDALL COUNTY			21	11	859	731	\$524,099.64	11	679	690
KENDALL	6	The Reserve Sub Division 6	0	0	645	0	0	0	0	0
KENDALL	38	Pennington 5 ac . Parcel 39 SD ID 38	0	0	1	0	0	0	0	0
KENDALL	9	Hamilton- DA- 46193 62.94 ac SD 9 Parcel 1	0	0	11	0	0	0	0	0
KENDALL	12	G. Trace - DA - 3.88 ac 6.02 ac SD 12 Parcel 4	0	0	2	0	0	0	0	0
KENDALL - IN ETJ W/ DEVELOPMENT AGREEMENTS 12/2017					659	0		0	0	0
KENDALL COUNTY TOTALS			21	11	1,518	731	\$524,099.64	11	679	690
COUNTY		UNIT/SUBDIVISION					IMPACT FEES PAID		NO. OF CONNECTIONS	NO. REMAINING ALLOWED
BEXAR	BEXAR	BEXAR	142	43	2,936	2,749	\$412,165.85	43	1,861	1,904
COMAL	COMAL	COMAL	55	15	843	618	\$1,699,068.13	15	597	612
KENDALL	KENDALL	KENDALL	21	11	1,518	731	\$524,099.64	11	679	690
LOT INVENTORY COUNT		TOTALS	218	69	5,297	4,098	\$2,626,663.29	69	3,137	3,206
		TOTALS FORWARD	218	69	5,297	4,098	\$2,626,663.29	69	3,137	3,206
		Subdivisions & Parcels on Master Plan not identified above								

Item #12.



FAIR OAKS RANCH - LAND USE ASSUMPTIONS  
 LOT INVENTORY BREAKDOWN - COMBINED SHEET -  
 Master adjusted to MP  
 January 2023

COUNTY	SUBDIVISION	UNIT/SUBDIVISION	NON RES Lots	NON RES Connections	# OF RES LOTS # Lots	Improved	IMPACT FEES PAID		Non Res Water Conn	Res W	NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
	ID						WATER	SEWER	Water Conn		Total Water	SEWER	Water	SEWER
B/C	59	Parcel 19			15								15	15
Bexar	62	Parcel 20			4								4	4
Bexar	76	Parcel 21			6								6	6
Bexar	83	Parcel 22 - Corley Prop			215								215	215
Bexar	85	Parcel 23 Botanica 16.06 acres 61?			61								61	61
Bexar	91	Parcel 24 Botanica 3.32 acres 61?			61								61	61
Bexar	94	Parcel 25 4.72 acres 61 conns?			61								61	61
Bexar	112	Parcel 29 Bank Property			3								3	0
Bexar	106	Parcel 34 12.52 ac			18								18	0
Bexar	60	Parcel 36 100.96 acres			22								22	0
		Bexar Totals			466								466	423
Comal	11	Parcel 09			6								6	6
Comal	8	Parcel 10			9								9	9
Comal	17	Parcel 12			36								36	36
Comal	18	Parcel 13			10								10	10
Comal	37	Parcel 15			33								33	33
Comal	41	Parcel 16			7								7	7
Comal	47	Parcel 17			9								9	9
Comal	51	Parcel 18			1								1	0
Comal	48	Parcel 42 3.88 acres			118								118	117
		Comal Totals												
Kendall	10	Parcel 02			10								10	0
Kendall	7	Parcel 03			2	1				0	0	0	2	0
Kendall	13	Parcel 05			4								4	0
Kendall	2	Parcel 06			25								25	25
Kendall	4	Parcel 07			19								19	19
Kendall	5	Parcel 08 MP Addition Error/ Corrected			3								3	3
Kendall	15	Parcel 11			16								16	16
Kendall	33	Parcel 37 9.44 acres Yanti /Paul S			2								2	0
Kendall	38	Parcel 39 Pennington 5 Acres			1								1	0
Kendall	40	Parcel 40 24.78 acres			6								6	0
Kendall	45	Parcel 41 6.46 acres			1								1	0
		Kendall Totals			89	1							89	63
		Grand Totals	218	69	5,970	4,099	\$2,626,663.29	\$1,427,240.69	68	3,138	3,206	1,986	1,792	1,432
									3,206					

Item #12.