



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, May 11, 2023 at 6:30 PM

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

AGENDA

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 in the foyer of the Public Safety Training Room. 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 April 13, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

WORKSHOP

5. Identification and prioritization of topics regarding proposed amendments to the City of Fair Oaks Ranch Unified Development Code.

Grant Watanabe, P.E., Director of Public Works & Engineering Services
Bobbe Barnes, Chairperson, Planning & Zoning Commission

CONSIDERATION / DISCUSSION ITEMS

6. Consideration and possible action recommending the approval of a Final Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C, a 65.894-acre tract zoned Existing Residential 2 (R2), proposing 53 single-family residential lots, generally located north-west of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.

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

REPORTS

7. Withdrawal of Heritage Tree Plan and Preliminary Plat for Botanica Fair Oaks.

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

ADJOURNMENT

Request for P&Z commission topic needing information/research

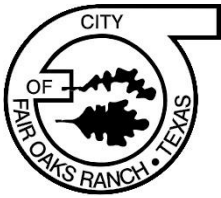
Signature of Agenda Approval: s/Grant Watanabe

Grant Watanabe, P.E., Director of Public Works and Engineering

I, Christina Picioccio, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, Month DD, 2022 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

PLANNING AND ZONING COMMISSION MEETING

Thursday, April 13, 2023, at 6:30 PM

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes and Vice-Chairperson David Horwath
Commissioners: Linda Tom, Burney Martin, Dale Pearson, and Lamberto "Bobby" Balli

Absent: Commissioner: Marty Bryant

With a quorum present, the meeting was called to order at 6:30 PM.

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

CITIZENS and GUEST FORUM

3. Citizens to be heard – None.

CONSENT AGENDA

4. **Approval of the March 9, 2023 Planning and Zoning Commission Regular Meeting Minutes.**

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

VOTE: 6-0, Motion Passed.

CONSIDERATION / DISCUSSION ITEMS

5. **Consideration and possible action recommending approval of a request for an extension of time for a Heritage Plan from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) known as Botanica. Generally located north-east of the intersection of Dietz Elkhorn Road & Ralph Fair Road.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to recommend approval of a request for an extension of time for a Heritage Plan from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) known as Botanica.

VOTE: 6-0, Motion Passed.

6. **Consideration and possible action for a Heritage Plan from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) known as Botanica. Generally located north-east of the intersection of Dietz Elkhorn Road & Ralph Fair Road.**

This agenda item was not considered as the request for an extension was approved.

7. **Consideration and possible action on a Concept Plan request from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU). Generally located north-east of the intersection of Dietz Elkhorn Road Ralph Fair Road.**

MOTION: Made by Commissioner Pearson, seconded by Commissioner Martin, to recommend approval of the Concept Plan request from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU), with the following conditions:

- Submit a complete updated application packet with information that matches the approved Concept Plan.
- Provide a revised Concept Plan showing a site layout of the commercial component in compliance with the UDC.
- Add a note on the Concept Plan that all requirements of the UDC, city codes and city standards shall be met.

VOTE: 6-0, Motion Passed.

8. **Request of extension of time for consideration and possible action regarding the approval of a Preliminary Plat request from the applicant UGro-P6 Botanica Fair Oaks LLC on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) known as Botanica. Generally located north-east of the intersection of Dietz Elkhorn Road Ralph Fair Road.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to recommend approval of the extension of time request for the Preliminary Plat from the applicant UGro-P6 Botanica Fair Oaks LLC on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) known as Botanica.

VOTE: 6-0, Motion Passed.

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9. **Consideration and possible action recommending the approval of Preliminary Plat request from the applicant UGro-P6 Botanica Fair Oaks LLC on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU) known as Botanica. Generally located north-east of the intersection of Dietz Elkhorn Road Ralph Fair Road.**

This agenda item was not considered as the request for an extension was approved.

ADJOURNMENT

Chairperson Barnes adjourned the meeting at 7:31 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio, TRMC
City Secretary



PLANNING AND ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

May 11, 2023

AGENDA TOPIC: Identification and prioritization of topics regarding proposed amendments to the City of Fair Oaks Ranch Unified Development Code

MEETING DATE: April 13, 2023

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services
Bobbe Barnes, Chairperson, Planning & Zoning Commission

BACKGROUND:

At its meeting of April 20, 2023, the City Council directed the Planning and Zoning Commission (P&Z) to categorize the proposed UDC amendments by topic and prioritize them for City Council consideration. As part of this workshop, staff will seek guidance in three areas: (1) topic prioritization, (2) future work session schedule, and (3) change summary report format. Suggested topics, schedule and report format are provided below as a starting point for discussion only.

Topic Prioritization:

Staff has identified the following topics that the proposed changes generally fall under. This draft priority list is provided as a starting point for discussion and is not meant to be all inclusive. It was developed based on comments heard from some commissioners and input from our planning consultant.

- Topic # 1 Mixed Use District
- Topic # 2 Conservation Development Alternative
- Topic # 3 Conformance to TXLGC – timeline, processing, consistency, signage, legal recommendations, etc.
- Topic # 4 Tree preservation
- Topic # 5 Built form and façade regulations
- Topic # 6 Landscaping, buffers, and fencing
- Topic # 7 Subdivision and platting – public improvements/surety
- Topic # 8 Miscellaneous – clarifications, errors, incomplete and missing information, requirements for golf cart parking

Work Session Schedule:

Based on the prioritized topics, staff will prepare a change summary report which will include all changes related to each topic. Establishing a schedule will help staff be prepared for each topic work session. Depending on the number of changes related to a topic, more than one topic can potentially be covered at each work session. If P&Z desires, special meetings can also be held, in addition to regular meetings, to expedite the process to commence City Council review. Below is an example of a work session schedule with topics:

P&Z meeting of June 8, 2023 – #1, #2

P&Z meeting of July 13, 2023 - #3

P&Z meeting of Aug 10, 2023 - #4, #5

P&Z meeting of Sept 14, 2023 - #6, #7, #8

Additional dates as determined by P&Z

Change Summary Report:

Staff will prepare a change summary report explaining the changes proposed for each topic. An example format is shown below for P&Z review and input. Since some topics involved numerous changes in multiple sections and chapters, this example format identifies the change and reasoning and provides the section where the exact verbiage of the change can be found to keep the report size manageable. The reader can refer to the redline copy to see actual changes. Staff is willing to consider other formats if P&Z desires.

TOPIC #4. TREE PRESERVATION

Modified Sections:

#	Sections	Change	Reason
1	Section 7.8 (7)	“Heritage Plan” changed to “Tree Plan”	To avoid confusion with Heritage Tree. May be a typo.
2	Section 7.8 (5)	Approval for removal of diseased tree	Compliance with LGC 212.905
3	Section x.x (x)	xxxxxxxxxxxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxxxxxxxxxxx
	To be added as needed		



PLANNING & ZONING COMMISSION CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
May 11, 2023

AGENDA TOPIC: Consideration and possible action recommending the approval of a Final Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C, a 65.894-acre tract zoned Existing Residential 2 (R2), proposing 53 single-family residential lots, generally located north-west of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas

MEETING DATE: May 11, 2023

DEPARTMENT: Public Works and Engineering Services

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

SUMMARY:

As part of the Stone Creek Ranch development, the purpose of this Final Plat for Unit 2C is to create 53 residential lots, one drainage reserve, 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 north-west of the intersection of Rolling Acres Trail and Ammann Road (see Exhibit C: Aerial View). Street access to the subdivision will be provided from Ranch Heights.

BACKGROUND:

The Preliminary Plat was approved in March 2022. The tree mitigation plan (Tree Plan) was approved prior to the approval of the Preliminary Plat. The Construction Plans for Public Improvements were approved in March 2023.

Unit 2C is one of two remaining units that has not been platted as part of the existing Stone Creek Ranch Development. As per the applicant, Unit 1 (including subsequent amending plats), 1A, and Unit 2A have been recorded. The subject parcel area is zoned Existing Residential 2 (R2).

There is an existing water service agreement between the City and Green Land Ventures dated 2008 that restricted the number of units in the development to 238 living unit equivalents (LUEs). Since there are 58 LUEs remaining, Unit 2C will not exceed the total LUEs allowed.

Existing Residential zone was assigned to areas that were covered under a development agreement or were subject to deed restrictions. As per the applicant, there was no development agreement or master plan approved for this tract that is included in this plat prior to the adoption of the zoning regulations. The applicant provided a copy of the deed restrictions which does not include the subject tract being platted but includes the rest of the area in the Stone Creek Ranch Development.

The open space provided in the overall Stone Creek Ranch exceeds the minimum requirements of the applicable old subdivision regulations.

A Master Plan of the entire Stone Creek Ranch development provided by the applicant is included as Exhibit B. Exhibit C shows an aerial view of the proposed subdivision, Stone Creek Ranch Unit

2C. The street providing access to this subdivision is constructed and has been accepted by the City.

The Final 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. The applicant has reduced the number of residential lots from the Preliminary Plat approval from 54 to 53 as one residential lot was changed into a drainage reserve. This change was made as part of the normal public improvement construction plan review process, after the Preliminary Plat approval. Staff reviewed the Final Plat and relayed review comments to the applicant. The applicant has addressed all comments except the conditions listed below.

POLICY ANALYSIS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the Final 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 sets the following guidelines for approval of a plat.

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.

(a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.

(b) If an ordinance requires that a plan or plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove the plan or plat within 30 days after the date the plan or plat is approved by the planning commission or is approved by the inaction of the commission. A plan or plat is approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.

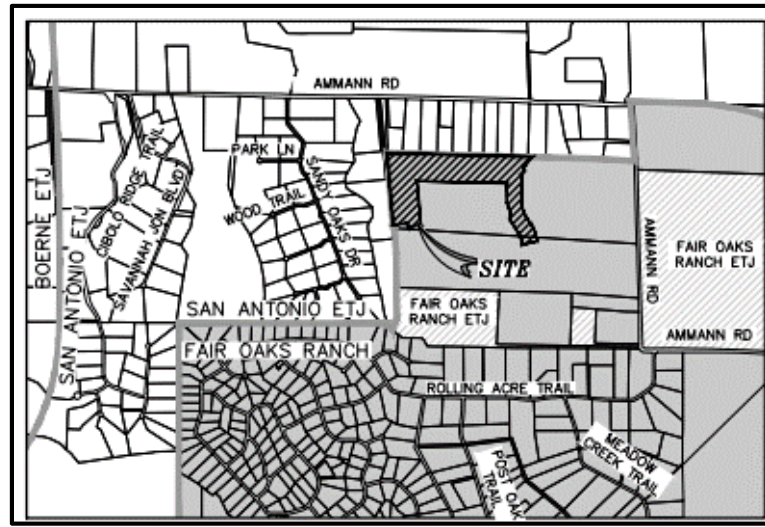
RECOMMENDATION/PROPOSED MOTION:

Staff has reviewed the plans and recommends approval of the Final Plat.

Motion: I move to recommend approval of the Final Plat of Stone Creek Ranch Unit 2C with the following conditions.

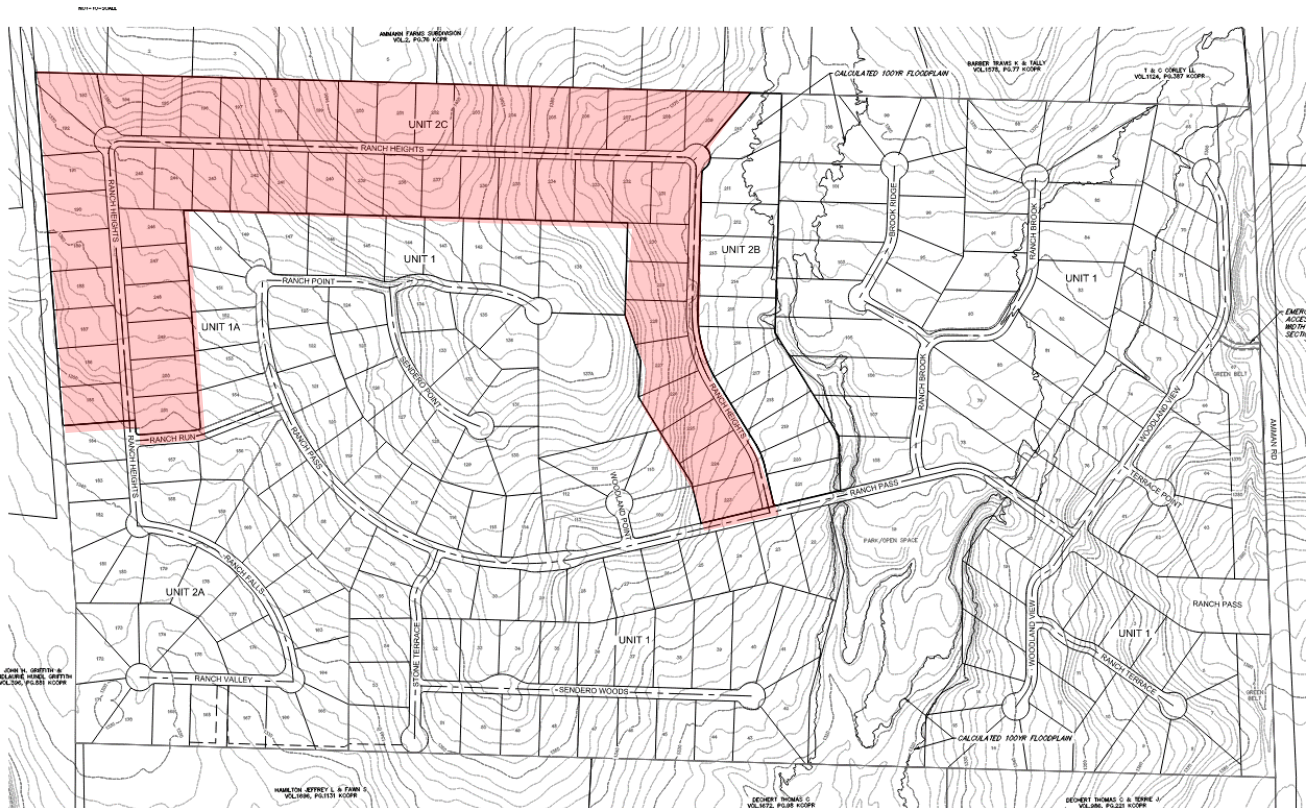
1. If the drainage easement on the north-east of the subject parcel is a part of the plat area, correct the easement boundary line type (use solid line) to match the rest of the property line.
2. If required, add a signature block for the lien holder that is indicated in the report.

Exhibit A: Stone Creek Ranch Unit 2C Location Map

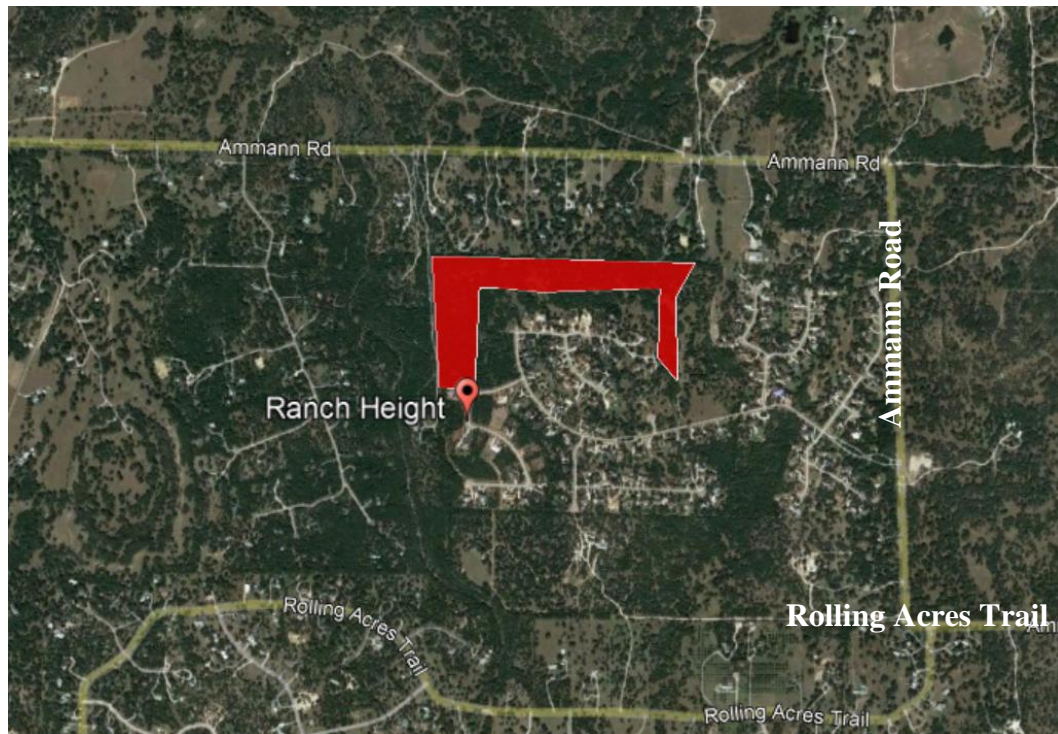


Source: Provided by the applicant

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



Source: Provided by the applicant

Exhibit C: Stone Creek Ranch Unit 2C Aerial View

Source: Google

Attachments:

1. Universal Application
2. S11 Final Plat Specific Application Form
3. Letter of Intent
4. Stone Creek Ranch Unit 2C Subdivision Final Plat
5. Stone Creek Ranch Masterplan



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fairoaksranchtx.org 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: 65.894Brief Description of Project: Low density single family residential subdivisionIs property platted? ☒ No ☐ Yes Subdivision name: Stone Creek Ranch Unit 2C No. of Lots: 53Recordation #: N/A Parcel(s) Tax ID#: 14325Existing Use: Undeveloped - Range Proposed Use: Single Family ResidentialCurrent Zoning: R2 Proposed Zoning: R2Occupancy Type: Single family detached Sq. Ft: Varies Bed #: Varies Bath #: Varies Car Garage #: VariesWater System ☐ Well ☒ PublicFlood Zone: ☐ Yes ☒ NoSewer System: ☒ Septic ☐ Public

PROPERTY OWNER INFORMATION

Owner: Green Land Ventures, LTDAddress: 138 Old San Antonio Rd, Suite 206Phone: (210) 287-1568Contact Name: Jeff Hutzler, PECity/State/ZIP: Boerne/TX/78006Email: 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, PEContact Name: Quiddity EngineeringAddress: 4350 Lockhill Selma Rd, Suite 100City/State/ZIP: San Antonio/TX/78249Phone: (210) 494-5511E-mail: dmcafee@quiddity.com

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

Signature: _____

Date: 04/20/23

(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: 4-25-2023 BY: KSFEES PAID: 1-7-2022 \$2405.00 APPROVED BY: KS/SGAdditional Fee 2-9-2022 95000

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#) ¹. (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)

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



S11

SPECIFIC APPLICATION FORM - FINAL PLAT

Section 3.8 (5) 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 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 subject parcel. 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 (if required).
- ☒ Approved copy of the Preliminary Plat, Replat and Concept Plan or other approved plats, if applicable.
- ☒ Three (3) copies (full size) of approved sets of construction plans.
- ☒ Concept plan approval (if required).
- ☒ A title report.
- ☒ One (1) copy (11x17) of proposed plat.
- N/A ☐ Letter of Acceptance of Public Improvements by the City, or Fiscal Surety for Public Improvements.
- N/A ☐ Maintenance Bond for Public Improvements.
- ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Timewarner, Grey Forest, GBRA, Spectrum, etc.).
- ☒ Letter from USPS and other service providers to ensure the name of the proposed subdivision, 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.
- ☒ A certificate of ownership and dedication to the City of all streets, easements, alleys, parks, playgrounds or other dedicated public uses, signed and acknowledged before a notary public by the owners and by any holders of liens



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against the land. The dedications must be absolute. In lieu of a separate document, a note on the face of the plat meeting all of the above requirements is acceptable.

- ☒ Approved 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.

Note: Removal of Protected trees need approval by staff

Removal of Heritage trees need approval by Planning and Zoning Commission.

- ☒ 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 meetings, City Council meetings, and any other 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.



4350 Lockhill Selma Road, Suite 100
San Antonio, Texas 78249
Tel: 210.494.5511
www.quiddity.com

April 5, 2022

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

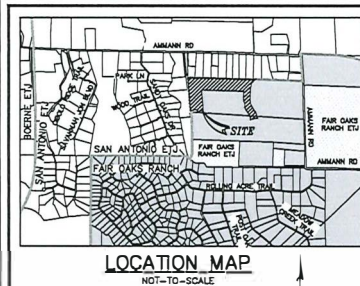
RE: Stone Creek Ranch Unit 2C
Final Plat Submittal

Dear Ms. Schweitzer,

This submittal package is being provided for the review of the Stone Creek Ranch Unit 2C Final Plat in order to subdivide a 65.894 acre tract of land within the city limits of Fair Oaks Ranch. The subdivision will create 53 single family residential lots, 1 drainage easement lot and 1 private street lot.

Sincerely,

Darren J. McAfee, PE
Quiddity Engineering
4350 Lockhill Selma Rd. Ste 100
San Antonio TX, 78249



- LEGEND
- KCDR KENDALL COUNTY DEED RECORDS
 - KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
 - KCPB KENDALL COUNTY PLAT RECORDS
 - CVE CLEAR VISION EASEMENT
 - EDTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - ESMT EASEMENT
 - DE DRAINAGE EASEMENT
 - LOT OVERALL DIMENSION
 - C CENTERLINE
 - AC ACRE
 - CB COUNTY BLOCK
 - V VOLUME
 - PG PAGE
 - PCG RIGHT-OF-WAY
 - D 1/2" IRON ROD

IMPACT FEE PAYMENT NOTE
ASSESSMENT AND COLLECTION BY THE CITY OF FAIR OAKS RANCH WATERBAND
WHICH MAY BE DIFFERENT FROM THE AMOUNT SET FORTH IN ANY
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 EASEMENT.

UTILITY EASEMENT:
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS,
ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL
NECESSARY AND/OR OCCASIONAL LINES, LATERALS AND/OR
APPURTENANCES THEREON (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 OF OPERATION OF THE UTILITIES;
AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR
REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE
EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE,
AND/OR 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 COMMERCIAL 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 RESTORATIONS ARE
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 KEPT CLEAR OF THE 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 SUBDIVISION
REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY
COUNCIL.

LICENSING PROFESSIONAL ENGINEER
DARRIN J. MCATEE, P.E.
LICENSE NUMBER 157868

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 QUIDDITY ENGINEERING.

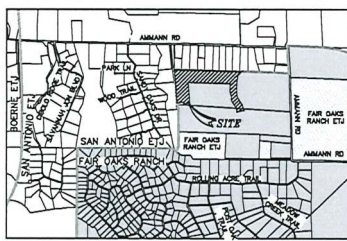
REGISTERED PROFESSIONAL LAND SURVEYOR
TODD A. HEDGECOCK, PLS
LICENSE NUMBER 6241

GENERAL NOTES

1. ALL EXISTING 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
MATERIALS PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE
COORDINATE SYSTEM, GRID, SOUTH CENTRAL ZONE, (NAD 83) AS ESTABLISHED BY GLOBAL
POSITIONING SYSTEM, THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.00072.
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF
1988 (NAVD83).
4. THE SETBACKS SHOWN ON THIS PLAT ARE IMPOSED BY THE DEED RESTRICTIONS AND ARE NOT
SUBJECT TO ENFORCEMENT BY THE CITY OF FAIR OAKS RANCH.
5. PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 99) IS AN EGT, DRAINAGE, WATER,
AND UNDERGROUND UTILITY EASEMENT.
6. THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY
NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR
THE PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES AND NOT THE
RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
7. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR)
FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 82500003, EFFECTIVE
DATE: OCTOBER 31, 2018. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF
FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
8. THEREAFTER, THIS PLAT IS ZONED EXISTING RESIDENTIAL (R2).

GATE ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCE'S CROSS
UTILITY AND DRAINAGE EASEMENTS.

EMERGENCY ACCESS: A MINIMUM 20' WIDE EMERGENCY ACCESS ROAD AND EASEMENT SHALL BE PROVIDED
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IMPACT FEE PAYMENT NOTE:
ASSESSMENT AND COLLECTION BY THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10, ARTICLE 10.02.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE UNITS, 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, INSTALLING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES ON THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL ALIGNMENT 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.

1. THE PROPERTY OWNER BEARING 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 COMMERCIAL 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 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 LAYOUTS. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER
DARRIN J. MCATEE, P.E.
LICENSE NUMBER 331808

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM REQUIREMENTS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY QUIDDITY ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. THOROUGH, RPLS
LICENSE NUMBER 6241

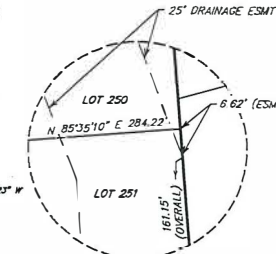
20" ELECTRIC UTILITY ESMT
DOC#0022206, KCOPR

15" ELECTRIC UTILITY ESMT
DOC#00221743, KCOPR

31.189 LF TO THE
NW CORNER OF THE WILLIAM
D. LUSK SURVEY NO. 211
N 71.832° E 185.84'
E 2.081° S 259.68'



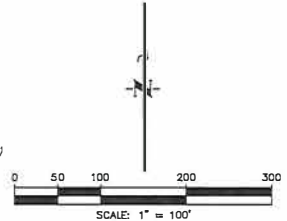
MATCHLINE "A" - SEE SHEET 3 OF 5



DETAIL "A"
SCALE 1" = 20'

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors, Reg. No. F-232790
4320 Woodhill/Garrett House, Suite 1200, San Antonio, Texas 78249-2104/696-5111

DATE OF PRINT: April 20, 2023



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 EXCLUSIVE OR PLANNED UNIT DEVELOPMENT, FOREVERALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIANA GREEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOLLOWING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 THEREBY 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 THIS _____ DAY OF _____

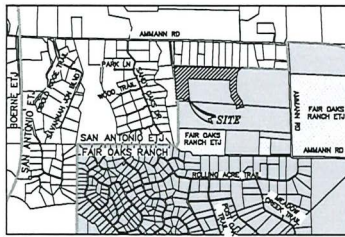
A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 2 OF 5

Civil Job No. 16205-0012-00



LOCATION MAP

NOT-TO-SCALE

LEGEND

KCDR	KENDALL COUNTY DEED RECORDS
KCDPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPR	KENDALL COUNTY PLAT RECORDS
CVE	CLEAR VISION EASEMENT
EOTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
EASMT	EASEMENT
DE	DRAINAGE EASEMENT
LO	OVERALL DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VCB	VOLUME
PC	PAGE
R.O.W.	RIGHT-OF-WAY
Ø	1/2" IRON ROD

IMPACT FEE PAYMENT NOTE

ASSESSMENT AND COLLECTION BY THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 30, ARTICLE 10.02.

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 (THESE 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 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.

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 COULMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIAL 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 CONDITIONS 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 (IF ANY). TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER
DARREN J. MCATEE, PE
LICENSE NUMBER 13180 B

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 QUIDDITY ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. HOSBAUGH, RLS
LICENSE NUMBER 6241

MATCHLINE "A" - SEE SHEET 2 OF 5

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

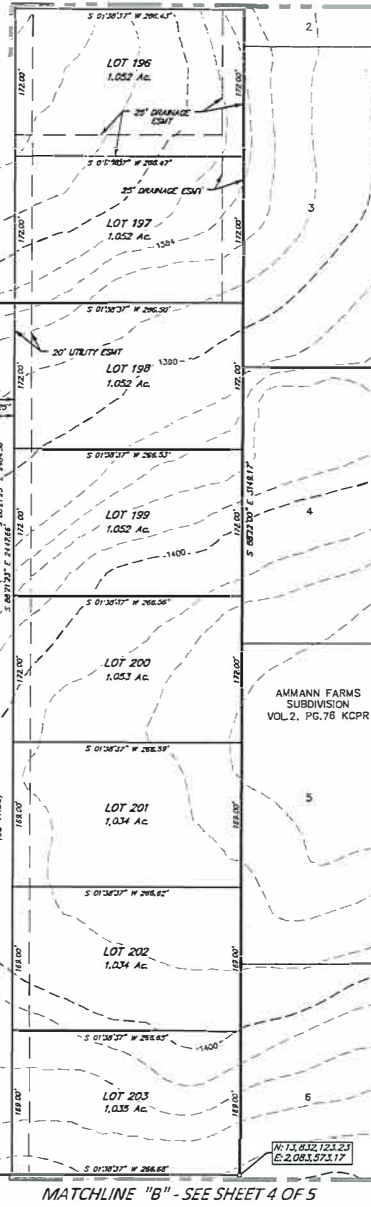
10' UTILITY ESMT (DOC NO. 2021-354107 KCPR)

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

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

MATCHLINE "B" - SEE SHEET 4 OF 5

MATCHLINE "A" - SEE SHEET 2 OF 5



MATCHLINE "B" - SEE SHEET 4 OF 5

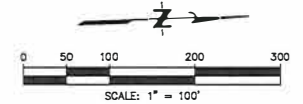
FINAL PLAT ESTABLISHING STONE CREEK RANCH UNIT 2C

BEING A TOTAL OF 65.894 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 231, 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.

REASON FOR FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1 DRAINAGE RESERVE, AND 1 PRIVATE STREET

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors, Reg. No. F-23290
3302 Lockhill-Germans Road, Suite 100, San Antonio, Texas 78245-210 (949-5311)

DATE OF PRINT: April 20, 2023



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 EXCLUSIVE OR FENCED 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
BOULDER, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE STRATEGY GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____ A.D. 20__

MOTARY 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 HEREBY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____ A.D. 20__

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

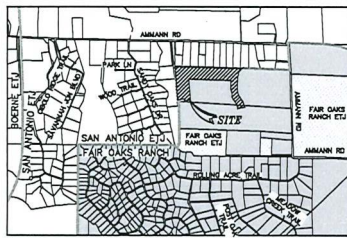
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____

A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 3 OF 5



LOCATION MAP

NOT-TO-SCALE

LEGEND

KCDR	KENDALL COUNTY DEED RECORDS
KCDPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPN	KENDALL COUNTY PLAT RECORDS
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
LOT	LOT/TRACT DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
Ø	1/2" IRON ROD

IMPACT FEE PAYMENT NOTE

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

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 ENGINEER OR MAINTENANCE PERSONNEL 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, UNLESS SUCH USE 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 COMMERCIALLY 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.
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 SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER
DARRELL MCATEE, P.E.
LICENSE NUMBER 13786

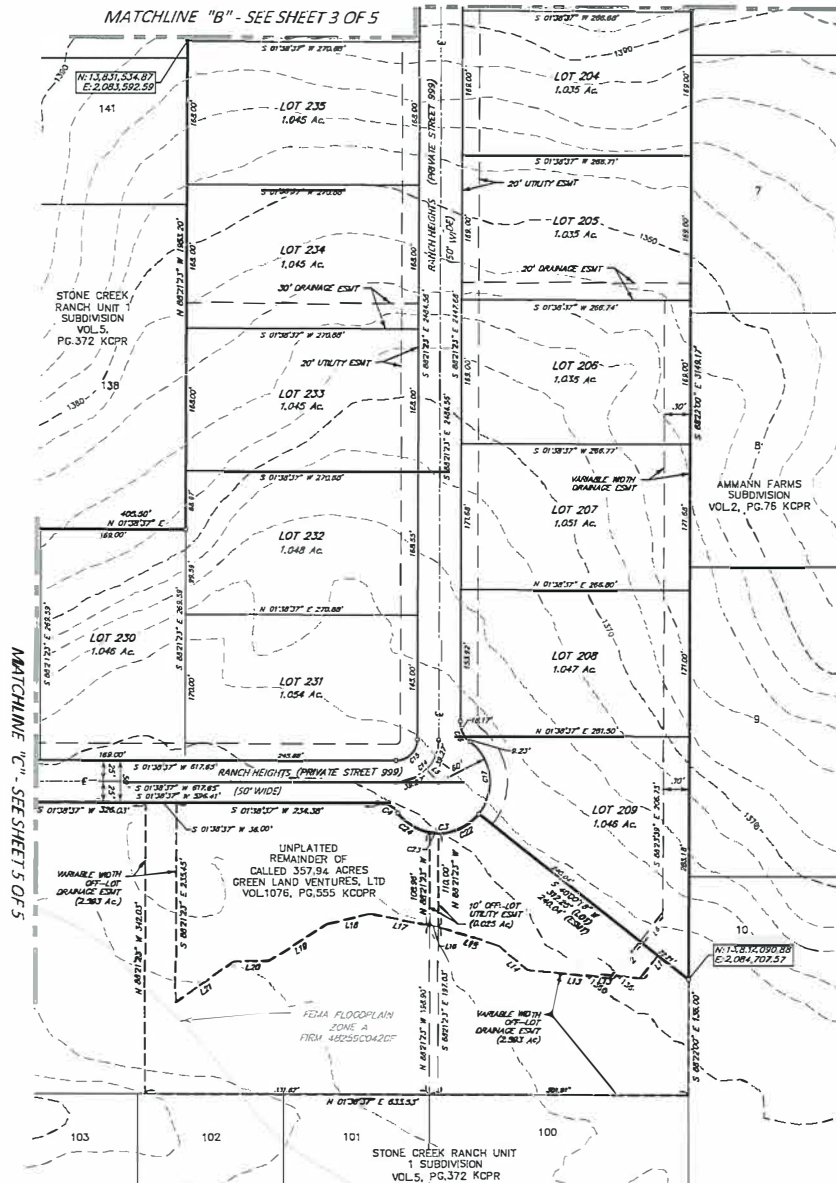
STATE OF TEXAS
COUNTY OF KENDALL

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 QUIDDITY ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBACH, L.P.S.
LICENSE NUMBER 6241

MATCHLINE "B" - SEE SHEET 3 OF 5

MATCHLINE "B" - SEE SHEET 3 OF 5

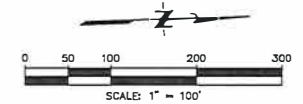
FINAL PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2C

BEING A TOTAL OF 65.894 ACRES OF LAND OUT OF THE
W.M. D. LUSK SURVEY NO. 211, ABSTRACT NO. 305
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.

REASON FOR FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF
LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1
DRAINAGE RESERVE, AND 1 PRIVATE STREET



DATE OF PRINT: April 20, 2023



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, CERTAIN AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVERLASTING STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREENLAND VENTURES LTD
DANAGREEN@GMAIL.COM
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 THEY 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 HEREBY APPROVED BY SUCH COUNCIL
DATED THIS DAY OF A.D. 20

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

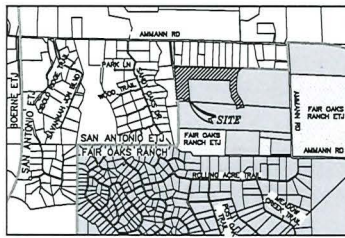
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF

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

A.D. AT M IN THE RECORDS OF OF SAID COUNTY, IN
BOOK DOCUMENT NO. IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE THIS DAY OF A.D.

COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 4 OF 5



LOCATION MAP

NOT-TO-SCALE

LEGEND

KCDR	KENDALL COUNTY DEED RECORDS
KCOPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPR	KENDALL COUNTY PLAT RECORDS
CVE	CLEAR VISION EASEMENT
EOTE	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
OD	OVERALL DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
Q	1/2" IRON ROD

IMPACT FEE PAYMENT NOTE
ASSESSMENT AND COLLECTION BY THE CITY OF FAIR OAKS RANCH WATER AND WASTE WATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 20, ARTICLE 10.02.

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 THERE TO 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, REPAIRING, MAINTAINING, 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 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.

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 COMMERCIAL 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 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

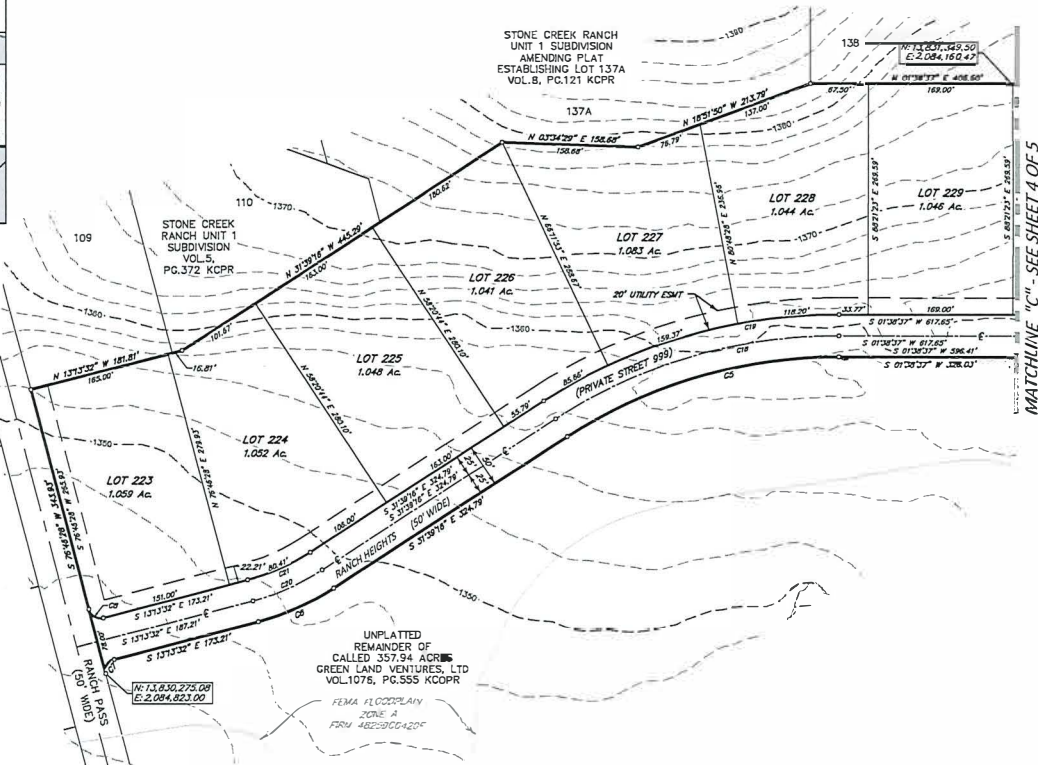
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER
DARRIN J. MCNEEL, P.E.
LICENSE NUMBER 13788

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 QUIDDITY ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. THOROUGH, RPLS
LICENSE NUMBER 6241



MATCHLINE "C" - SEE SHEET 4 OF 5

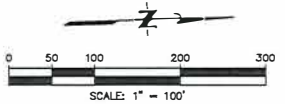
FINAL PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2C

BEING A TOTAL OF 65.894 ACRES OF LAND OUT OF THE W.M. 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.

REASON FOR FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1 DRAINAGE RESERVE, AND 1 PRIVATE STREET

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-21240
2228 South Central Expressway, Suite 200 San Antonio, Texas 78204-2104-5111

DATE OF PRINT: April 20, 2023



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 EASEMENT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD.
5444 GREEN MEADOWS
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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH 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 HEREBY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____ A.D. 20__

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

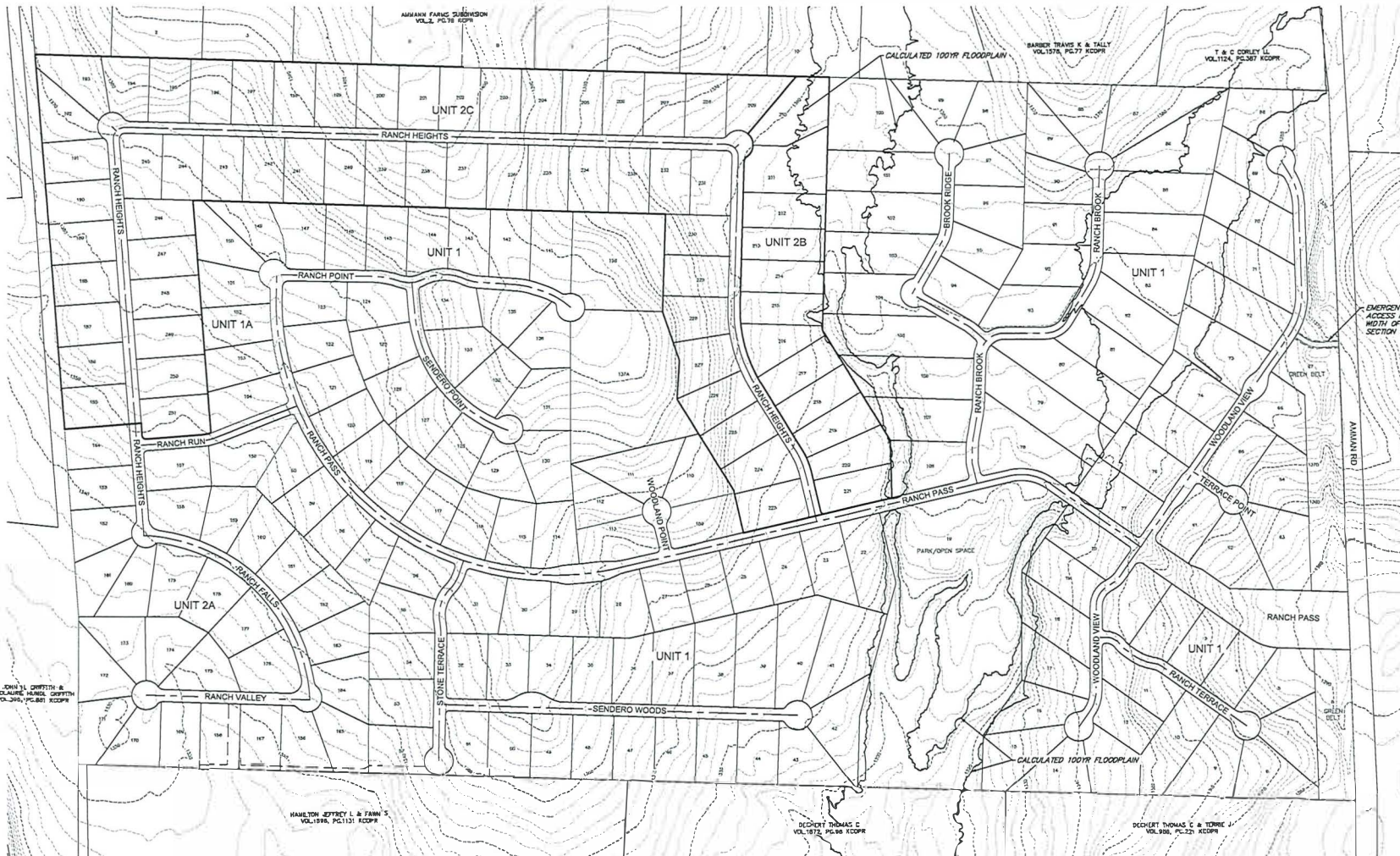
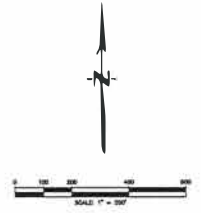
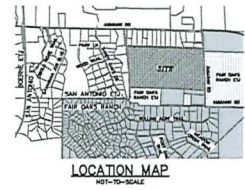
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____

A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK DOCUMENT NO. _____ INTEREST ONLY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 5 OF 5



EMERGENCY ACCESS TO AMMAN RD
ACCESS ROAD SHALL HAVE A MINIMUM
WIDTH OF 20FT AND COMPLY WITH IFC
SECTION 503 AND APPENDIX D10.3.

[illegible]



PLANNING & ZONING COMMISSION REPORT
CITY OF FAIR OAKS RANCH, TEXAS
May 11, 2023

AGENDA TOPIC: Withdrawal of Heritage Tree Plan and Preliminary Plat for Botanica Fair Oaks

DATE: May 11, 2023

DEPARTMENT: Public Works & Engineering Services Department

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

PURPOSE:

To inform P&Z that the applicant has withdrawn their Heritage Tree Plan and Preliminary Plat application for Botanica Fair Oaks (**See Exhibit A**). As a result, no action was taken on these items or the related time extension request.

INTRODUCTION/BACKGROUND:

N/A

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

N/A

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

N/A



April 25, 2023

Via Email: bcodes@fairoaksranchtx.org

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

Re: Botanica Fair Oaks
Letter of Withdrawal

To whom it may concern:

This is a letter of withdrawal for the Heritage Tree Plan and Preliminary Plat for Botanica Fair Oaks located east of Ralph Fair Road between Dietz Elkhorn Road and Arbor Falls. We are formally withdrawing the above mentioned items and plan to resubmit of the May 3 deadline.

If you have questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Andrew Belton', is written over the printed name.

Andrew Belton, P.E.
Associate Vice President

Attachments

P:\129\73\00\Word\Letters\230425_Letter of Withdrawal.doc