



CITY OF FAIR OAKS RANCH
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING

Thursday, October 13, 2022 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 City Council/P&Z 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 City Council/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.

PRESENTATIONS

4. The City Council and the Planning & Zoning Commission of the City of Fair Oaks Ranch, Texas will conduct a joint public hearing to receive public testimony on a Replat request for Lots 242, 243, and NE IRR 142.64' of Lot 267 of Fair Oaks Ranch Bexar County Unit C to create one lot of 1.091 acres, generally located north-west of the intersection of Dietz Elkhorn Road and FM 3351, Fair Oaks Ranch, Texas.
 - a) Mayor opens the joint public hearing
 - b) Staff/consultant presentation of the proposed Replat request
 - c) Applicant presentation of the Replat request
 - d) City Council and P&Z receive citizen testimony for/against the proposed Replat request with the Mayor serving as the presiding officer
 - e) Mayor closes the joint public hearing
 - f) Council and P&Z discuss the case, inclusive of questions of the applicant and staff/consultant
 - g) Public Hearing is adjourned with no formal action necessary

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

ADJOURNMENT

Request for P&Z commission topic needing information/research

Signature of Agenda Approval: s/Carole Vanzant

Carole Vanzant, Assistant City Manager

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, October 10, 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 COUNCIL and PLANNING & ZONING COMMISSION
JOINT PUBLIC HEARING
CITY OF FAIR OAKS RANCH, TEXAS
October 13, 2022

AGENDA TOPIC: The City Council and the Planning and Zoning Commission of the City of Fair Oaks Ranch, Texas, will conduct a joint public hearing to receive public testimony on a Replat request for Lots 242, 243, and NE IRR 142.64' of Lot 267 of Fair Oaks Ranch Bexar County Unit C to create one lot of 1.091 acres, generally located north-west of the intersection of Dietz Elkhorn Road and FM 3351, Fair Oaks Ranch, Texas

DATE: October 13, 2022

DEPARTMENT: Public Works and Engineering Services

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

INTRODUCTION/BACKGROUND:

The applicant is proposing this Replat to create Lot 268 by combining Lot 242, 243, and a portion of Lot 267 (see Figure 1 Existing and Proposed Configurations) of Fair Oaks Ranch Bexar County Unit C and remove existing easements along the common property line of Lot 242 and Lot 243. A joint public hearing is required by the Texas Local Government Code (TXLGC) and the Unified Development Code (UDC) of the City of Fair Oaks Ranch for amendments to recorded single-family residential subdivisions that involve removal of easements. This Replat will remove an existing six-foot wide easement along the common property line of Lot 242 and Lot 243 and relocate the six-foot wide easement along the rear property line of Lot 242 to follow the new southern property line. This will enable the applicant to construct a garage for the existing single-family residence on Lot 242.

Currently:

- Lot 242 contains a single-family residence and is zoned Existing Residential 2.
- Lot 243 contains a small wood frame structure and is zoned Existing Residential 2.
- Lot 267 contains a single-family residence and is zoned Neighborhood Residential. The portion of Lot 267 included in this Replat is undeveloped.
- A six-foot wide easement exists along the common property line of Lot 242 and Lot 243 and rear property line of Lot 242. There are no utilities under this easement.

Based on the original recorded subdivision plat and Bexar County property information, it appears that the portion of Lot 267 included in this Replat was separated and sold to the current owners by metes and bounds prior to the adoption of the subdivision regulations. (Please refer to Figure 1 Existing and Proposed Configurations.)

The new lot will contain two zones - Existing Residential 2 and Neighborhood Residential. The property is currently being served by public sewer and water systems.

Staff has reviewed the Replat and relayed review comments to the applicant. All comments except the conditions listed below are addressed in the resubmittal.

PROCESS:

A replat is required to amend or change a residential subdivision plat that is recorded. Texas Local Government Code (TXLGC) requires a public hearing, recommendation by the Planning and Zoning Commission, and action by the City Council for approval of a replat.

Sequence for conducting the joint public hearing is as follows:

1. Mayor opens the joint public hearing
2. Staff presentation of the proposed Replat request
3. Applicant presentation of the Replat request
4. City Council and P&Z receive public testimony for/against the proposed Replat request with the Mayor serving as the presiding officer
5. Mayor closes the joint public hearing
6. City Council and P&Z discuss the request, inclusive of asking questions of the owner and staff
7. Meeting is adjourned with no formal action necessary

Subsequent to the City Council's departure, the P&Z will convene into their regular business meeting to discuss the replat request and make a recommendation for City Council consideration. The P&Z may recommend approval/denial. The P&Z may choose to table the application request if they determine additional information from the applicant is warranted. The City Council is the final authority on all replat requests. Accordingly, the City Council will consider the Replat request and the P&Z recommendation at their next regularly scheduled business meeting following P&Z action.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

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

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

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

PUBLIC COMMENTS:

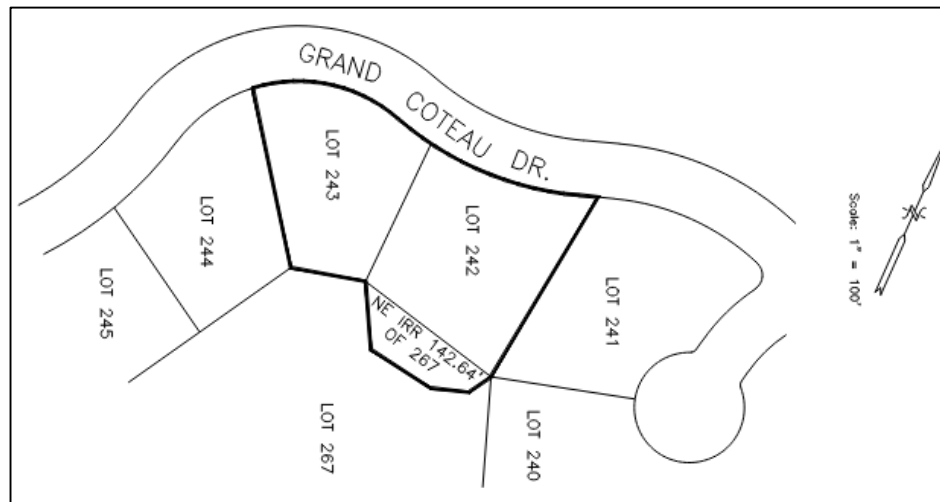
All real property owners within 200 feet were notified and notice of the public hearing has been published. Staff has received one (1) public comments in favor of the request and one (1) in opposition.

RECOMMENDATION:

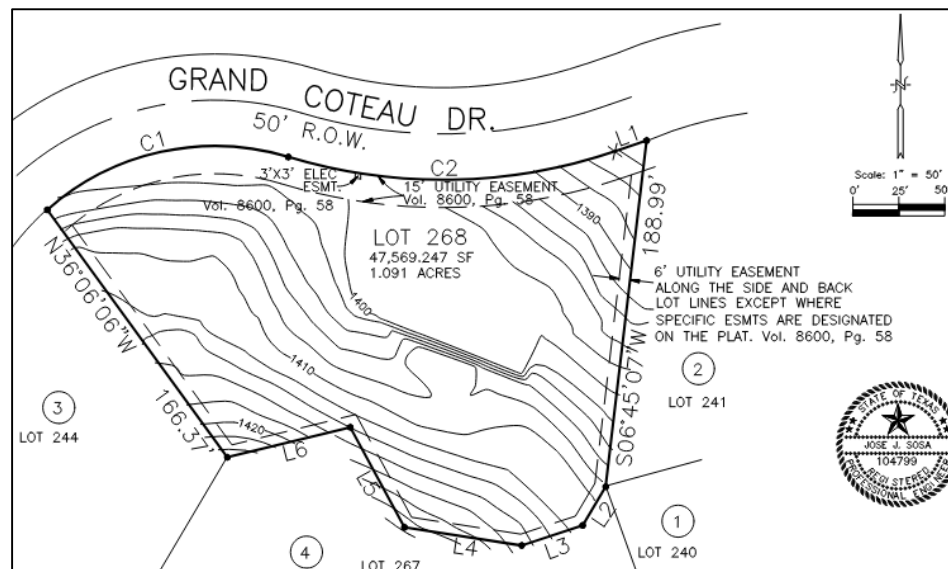
Staff has reviewed the Replat request and recommends approval with the following conditions.

1. Provide updated tax certificate that matches the plat area prior to recordation.
2. Add the legal descriptions of all tracts (Tracts 1, 2, and 3) as indicated in the survey to the plat.
3. Update the plat note to indicate that the plat area contains both Existing Residential 2 and Neighborhood Residential zones.

Figure 1: Proposed and Existing Configurations

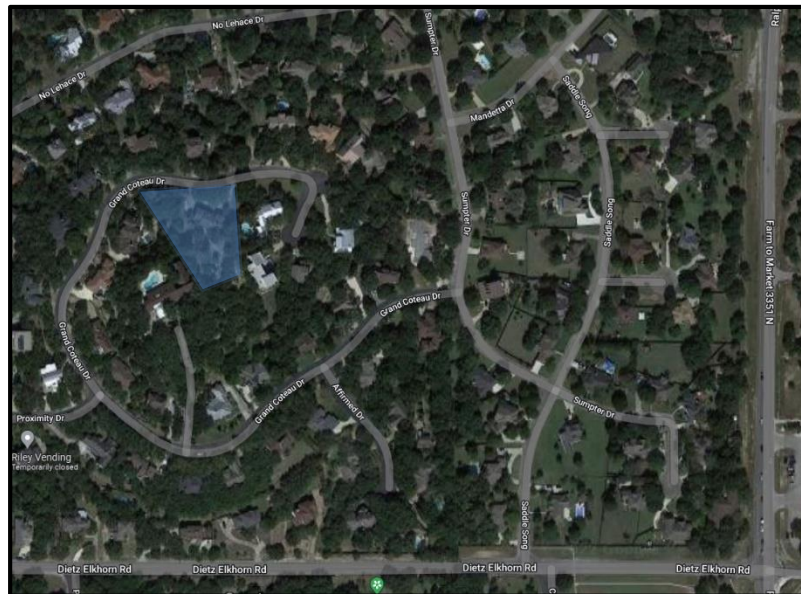


Existing Configuration



Proposed Configuration

Exhibit A: Location Map and Existing Conditions



Source: Google Maps



Source: Google Maps

Exhibit C: Zoning Map

Source: City of Fair Oaks Ranch

Attachments:

1. Universal Application
2. S12 Replat Specific Application Form
3. Letter of Intent
4. Proposed Replat
5. Property Owner Response Map
6. Property Owner Comment Forms



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

Attachment 1

Item #4.

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: Beall, 29358 Grand Coteau, Fair Oaks Ranch Acreage: 1.091
Brief Description of Project: Re-Plat to create One Lot out of Lots 242, 243 and part of Lot 267
Is property platted? ☐ No ☒ Yes Subdivision name: Fair Oaks Ranch Unit C No. of Lots: 1
Recordation #: Vol. 8600, Pg. 58 Parcel(s) Tax ID#: 04741-100-2420, & 2430, & 2672
Existing Use: Residential Proposed Use: Existing Residential 2
Current Zoning: Existing Residential 2 Proposed Zoning: Existing Residential 2
Occupancy Type: Existing Home Sq. Ft: 2678 Bed #: 3 Bath #: 2 Car Garage #: A-Garage
Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: William S. Jr. & Cynthia W. Beall Contact Name: Cythina Beall
Address: 29358 Grand Coteau Dr. City/State/ZIP: Fair Oaks Ranch, 78015
Phone: 210 872-2402 Email: cynbeall@gmail.com

APPLICANT INFORMATION

Applicant/Developer: Kokopelli Development Team Contact Name: J. A. (Tony) Saucedo Jr.
Address: 1314 Rain Song City/State/ZIP: San Antonio, TX 78260
Phone: 210 260-8140 Email: Kokopelli0757@gmail.com

KEY CONTACT INFORMATION

Name of the Individual: J. A. (Tony) Saucedo Jr. Contact Name: Tony Saucedo
Address: 1314 Rain Song City/State/ZIP: San Antonio, TX 78260
Phone: 210 260-8140 E-mail: Kokopelli0757@gmail.com

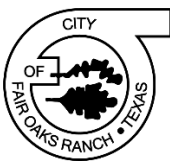
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: Cynthia Beall Date: July 16, 2022
(Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: 07/07/2022 BY: KGS
FEES PAID: _____ APPROVED BY: _____
DATE APPROVED: _____
APPLICATION/PERMIT NO: _____ EXP DATE: _____

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



S12 SPECIFIC APPLICATION FORM - REPLAT

Section 3.8 (6) 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:

- ☒ Pre-Application Conference prior to application submittal (if required). **7/6/22**
- ☐ Concept plan approval (if required).
- ☒ A completed Universal Application and checklist signed by the owner/s of the property.
- ☐ A title report.
- ☐ Three (3) copies (full size) of complete sets of construction plans (plan views) to verify required easements and reserves, showing existing and proposed configurations if applicable. This includes grading, streets, green spaces, drainage/stormwater systems, gas, electrical, water, wastewater, cable and TV, fiber and all utilities.
- ☒ One (1) copy (11x17) of proposed plat.
- ☒ One (1) copy (11x17) of all existing recorded plats pertaining to the replat.
- ☒ Payment of all other applicable fees (see Schedule of Fees). **Ms. Beall will deliver**
- ☒ 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.
- Requested** ☒ 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.
- Requesting** ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, 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. **Letter of No Impact**
- ☐ Fiscal Surety if required.
- ☒ 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.

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 this Code.

From: Bill <coteau@gmail.com>
Sent: Wednesday, September 21, 2022 10:00 PM
To: Tony Saucedo
Cc: Krishna Radhakrishnan; Lata Krishnarao; Katherine Schweitzer; Christina Picioccio
Subject: Re: Beall Re-Plat
Attachments: [image001.gif](#); [image002.jpg](#); [image003.jpg](#)

Thank you.

I executed a power of attorney for Cindy for all matters in regard to all the property on Grand Coteau. Hopefully that will make things go more smoothly in the future... hopefully.
This response indicates I agree with all of the items in the received message.

Thank you,
William Beall.

On Wed, Sep 21, 2022, 20:06 Tony Saucedo <tsaucedo@mendezengineering.com> wrote:



Mr. Beall

I prepared the subdivision plat for your property for Ms. Beall. I need your cooperation to continue with this process. I have included you as an owner on the subdivision plat. I will also need you to sign the plat once it is accepted by the City of Fair Oaks Ranch.

All you need to do to express acceptance is to reply to all in this email. Please use this to also express any concerns you may have about this subdivision plat.

Your property within the existing subdivision plat is shown as separate properties, and Ms. Beall began construction of a detached garage on the lot line between Lot 42 and 43, she must replat the property to continue construction. Please feel free to call with any questions you may have.

J. A. (Tony) Saucedo Jr.

Director of Construction Management & Inspections

(210) 260-8140 Cell

www.MendezEngineering.com

SOSA ENGINEERING

July 10, 2022

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

RE: Fair Oaks Ranch Bexar County Unit C Plat
29354 & 29358 Grand Coteau Dr., Boerne, TX 78015
Drainage Letter of No Impact

To Whom It May Concern:

The properties located at 29354 & 29358 Grand Coteau Dr. are planned to be combined into a single lot through the platting process with the City of Fair Oaks Ranch. This drainage letter will provide an explanation of the drainage impact due to the platting process.

The existing project site consists of three tracts, Tract 1 (0.531 acres), Tract 2 (0.449 acres) and Tract 3 (0.111 Acres) and Tract 1 contains an existing residential home. The other two tracts are vacant, residential tracts. Based on the existing conditions and zoning, all three tracts are considered Existing Residential 2 (R2) due to the existing lot areas. The existing residential home on Tract 1 contains an existing concrete drive and a storage shed.

The homeowner is proposing a structure adjacent to the existing concrete drive, within Tract 1 and Tract 2. No other improvements are proposed. Following the adopted City of San Antonio Stormwater Design Criteria Manual, the existing properties are categorized as large lot residential area (slope over 5%) with a C-value of 64. Due to no other improvements or change of lot character, the C-value for the proposed conditions remains the same. No increase in drainage area or alternation of existing drainage patterns are seen due to the proposed conditions therefore the stormwater generated under these circumstances will equal to existing conditions.

Based on the above drainage explanation, the existing and proposed runoff resulting from the existing development will not produce a significant adverse impact to other properties, habitable structures or drainage infrastructure systems to any point along and to the 2,000 ft point downstream of the subject property.

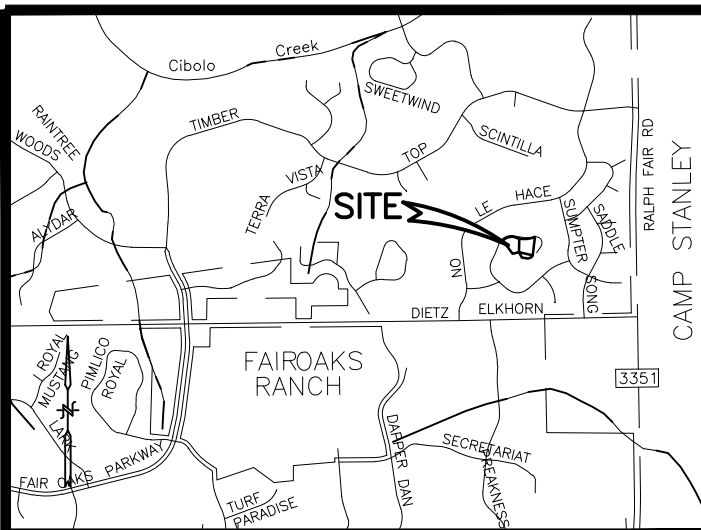
If you should have any questions regarding the contained information, please feel free to contact me at (210)601-6200.

Sincerely,



Jose J. Sosa, P.E.
Owner



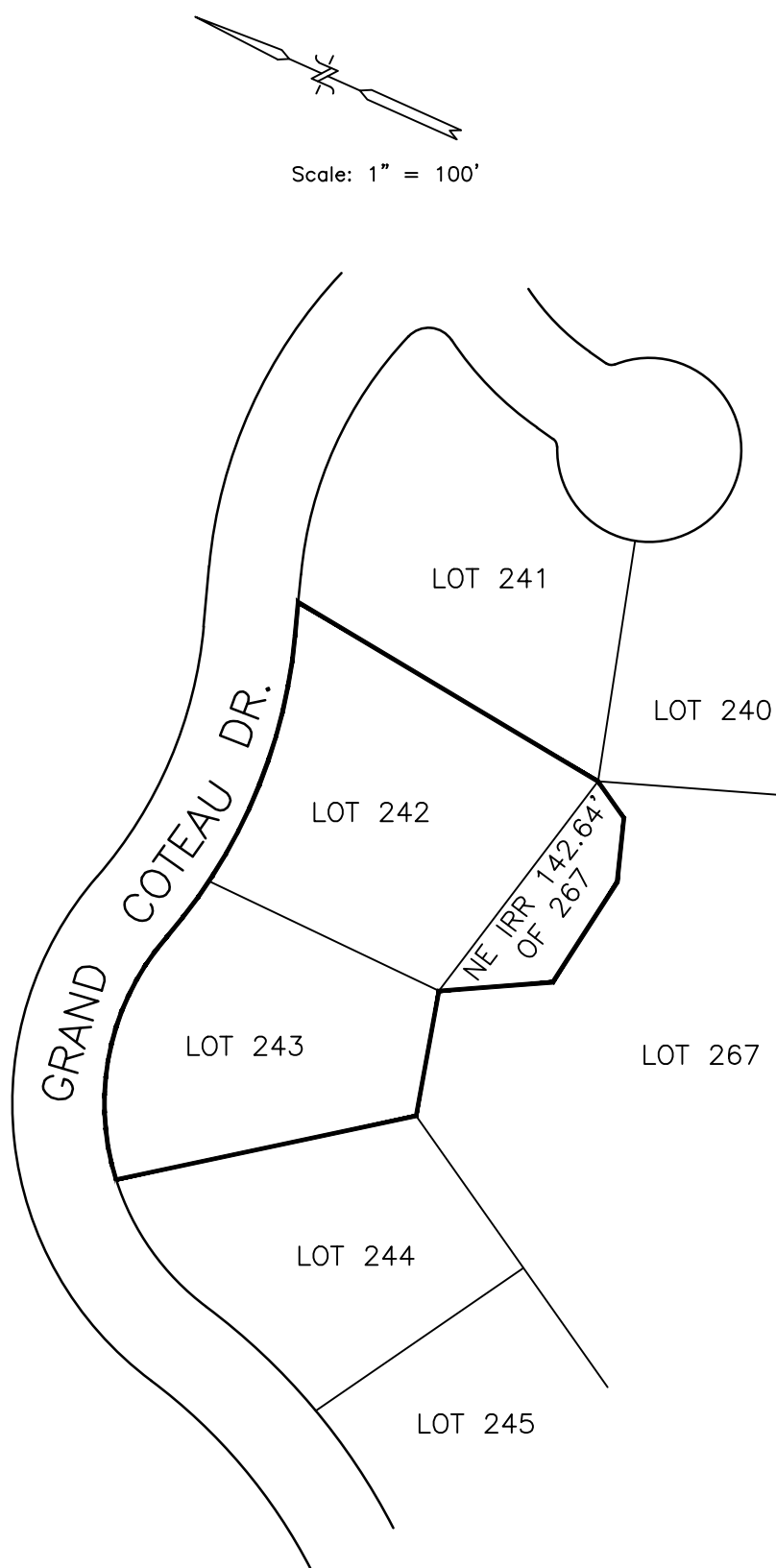


LOCATION MAP

NOT TO SCALE

LEGEND

- = FOUND 1/2" IRON ROD
X = SET "X" ON CONC.



AREA BEING RE-PLATTED

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED IN FAIR OAKS RANCH BEXAR COUNTY UNIT C, WHICH IS RECORDED IN VOL. 8600, PAGE 58, AND VOL. 9300 PG. 133 BEXAR COUNTY, TEXAS, PLAT AND DEED RECORDS.

CPS NOTES:

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

1/2" IRON ROD FOUND AT ALL LOT CORNERS, UNLESS NOTED.
BEARINGS ARE BASED ON SUBDIVISION PLAT.

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

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.

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

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

EASEMENT NOTES

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

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

(THE "DRAINAGE SYSTEM")

TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

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

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

2. THE UTILITY SHALL MAKE COMMERCIALY 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.

THE ZONING FOR THIS PROPERTY IS EXISTING RESIDENTIAL 2.

EASEMENT NOTES

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

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

2. THE UTILITY SHALL MAKE COMMERCIALY 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.

FLOODPLAIN NOTE:

ACCORDING TO FEMA MAP NO. 48029C0085F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010, AND A REVISION DATE OF AUGUST 28, 2017, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

RE-PLAT OF
LOT 242, 243, & A 0.111 AC PORTION OF LOT 267
OF

FAIR OAKS RANCH
BEXAR COUNTY UNIT C

BEING A TOTAL OF 1.091 ACRES ESTABLISHING LOT 268
COUNTY BLOCK 4741A. BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: WILLIAM S. & CYNTHIA W. BEALL
29358 GRAND COTEAU DR.
BOERNE, TX 78015-4507
TELE: (210) 872-2402

STATE OF TEXAS
COUNTY OF BEXAR

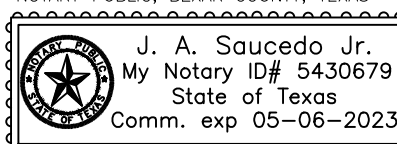
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WILLIAM S. BEALL

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

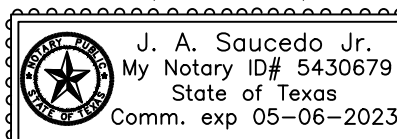
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

CYNTHIA W. BEALL

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

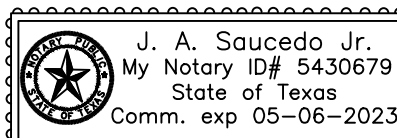
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL ENGINEER #57564

JOSE J. SOSA
7431 VALLE MISSION
BOERNE TX 78015

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, AD., 2022.

NOTARY PUBLIC
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

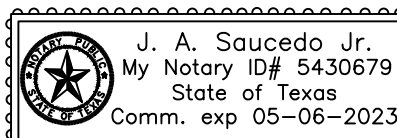
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR #4069

RICHARD A. GOODWIN R.P.L.S.
SHERWOOD SURVEYING INC.
6477 F.M. 311
SPRING BRANCH, TEXAS 78070

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, AD., 2022.

NOTARY PUBLIC
STATE OF TEXAS



THIS RE-PLAT OF FAIR OAKS RANCH BEXAR COUNTY UNIT C, LOTS 242, 243, & 267 TO ESTABLISH LOT 268 OF FAIR OAKS RANCH BEXAR COUNTY UNIT C 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., 2022

BY _____ MAYOR

BY _____ SECRETARY

RE-PLAT

LINE TABLE

LINE	LENGTH	BEARING
L1	18.01'	N71°08'57"E
L2	24.51'	S30°48'41"W
L3	34.97'	S71°53'20"W
L4	64.56'	N81°15'37"W
L5	61.86'	N28°28'21"W
L6	68.88'	S76°16'32"W

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	140.27'	137.70'	058°36'51"	N 77°39'08" E	134.29'
C2	180.97'	290.56'	035°68'56"	N 88°59'31" E	178.06'

1 MELISSA R MARSHALL & JUDITH GUERTIN
29366 GRAND COTEAU DR. BOERNE TX
FAIR OAK RANCH UNIT C SUBDIVISION
VOL. 8600, PG. 58, D.P.R.
CB 4741A, BLK LOT 240
VOL. 18642 PG. 1568 D.P.R.

2 ABUZEID FAMILY TRUST
29362 GRAND COTEAU DR. BOERNE TX
FAIR OAK RANCH UNIT C SUBDIVISION
VOL. 8600, PG. 58, D.P.R.
CB 4741A, BLK LOT 241
DOC# 20180118280 D.P.R.

3 29350 GRAND COTEAU DR. BOERNE TX
FAIR OAK RANCH UNIT C SUBDIVISION
VOL. 8600, PG. 58, D.P.R.
CB 4741A, BLK LOT 244

4 ADAM TODD BORIACK
29330 GRAND COTEAU DR. BOERNE TX
FAIR OAK RANCH UNIT C SUBDIVISION
VOL. 8600, PG. 58, D.P.R.
CB 4741A, BLK LOT SW IRR 185.27 OF 267 & LOT 251
VOL. 17127 PG. 525 D.P.R.

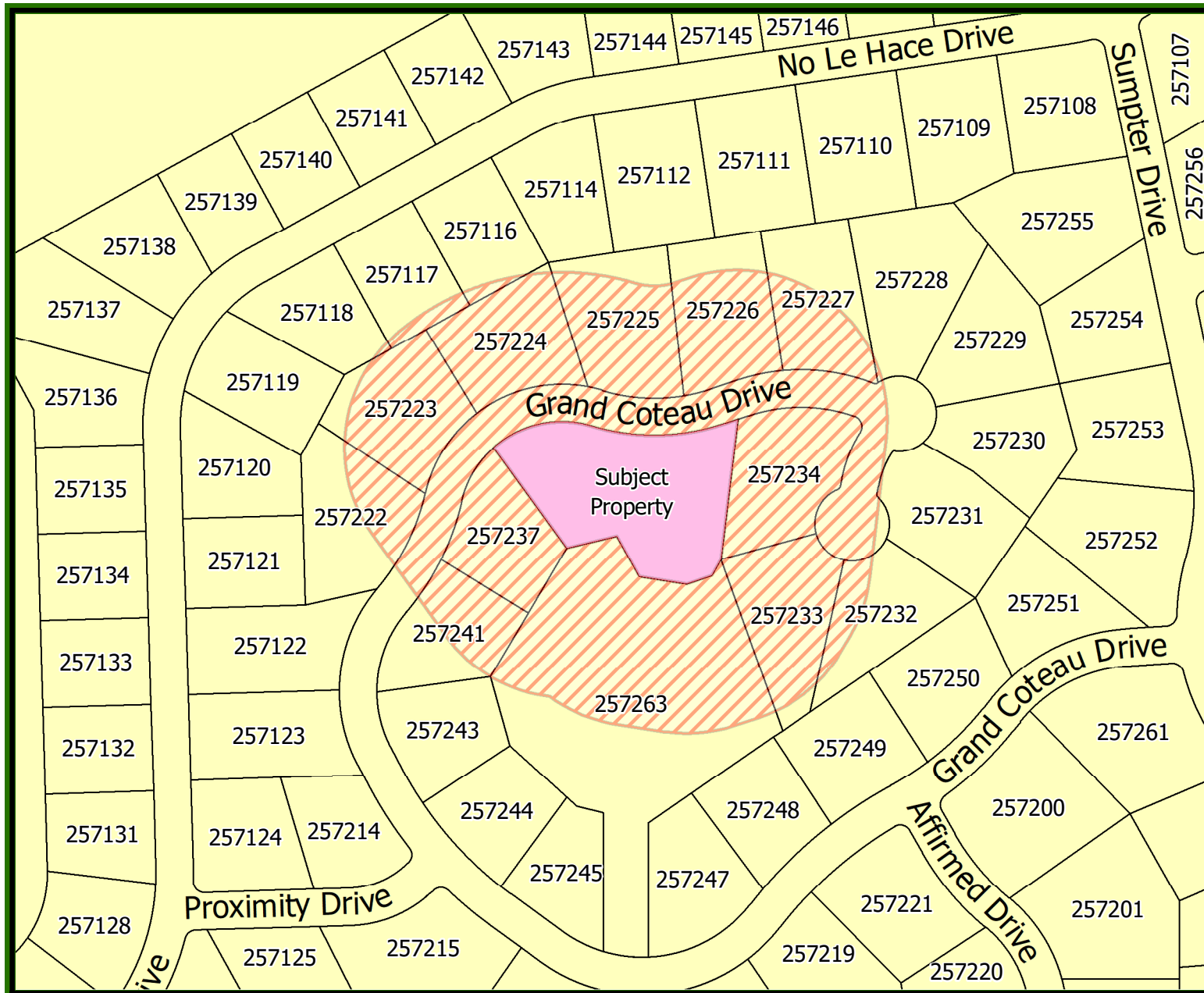
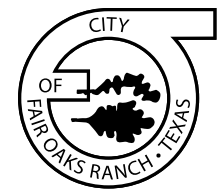


Exhibit NOTIFICATION MAP

Re-Plat

29358 Grand Coteau Dr.,
Fair Oaks Ranch, Texas

- Subject Property**
- Notification Area**
- City Limit**



September 2022



1" ≈ 200'

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

Property Owner Public Comment Form

(RETURN THIS FORM TO)
City of Fair Oaks Ranch
Engineering Department
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

RE: **Replat No. 2022-10-13**

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

The Public Hearing will be held in the Public Safety Training Room of the Police Station located at 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015 on Thursday, October 13, 2022, at 6:30 p.m.

☒ I am **FOR** the Replat request as explained on the attached public notice for **Replat No. 2022-10-13**.

☐ I am **AGAINST** the Replat request as explained on the attached public notice for **Replat No. 2022-10-13**.

(PLEASE PRINT)

All comments forms **MUST** be returned to the City prior to October 04, 2022, in order to be included in the agenda packet.

Name: Charisse Beadel
Address: 29374 Grand Coteau
Signature: Charisse Beadel
Date: 9-27-22

Comments:

Property Owner Public Comment Form

(RETURN THIS FORM TO)

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

RE: **Replat No. 2022-10-13**

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 I am **FOR** the Replat request as explained on the attached public notice for **Replat No. 2022-10-13**.

~~X~~ I am **AGAINST** the Replat request as explained on the attached public notice for **Replat No. 2022-10-13**.

(PLEASE PRINT)

All comments forms **MUST** be returned to the City prior to October 04, 2022, in order to be included in the agenda packet.

Name:

John and Hardice Collins

Address:

29350 Grand Coteau Dr.

Signature:

John M. Collins Kurt R. Coe

Date:

10-4-2022

Comments:

see attachment.

SUBJ: Property Owner Public Comment Form; Notice for Replat 2022-10-13

I am against the replat No. 2022-10-13 for the following reasons:

- Replating the separate lots to a single lot is not in the best interest, and will impact our ability to sell in the future based on the manner in which her present primary lot is maintained.
- Replating the three lots is not in the best interest of the neighborhood or neighbors flanking the primary residences property. Presently, the owner of this property is not maintaining their existing property in accordance with Fair Oaks Ranch Bexar County Unit C Restrictions, if this land is replated it will allow the home owner to relocate her abandoned vehicle(s) (presently two on her property) closer to the side and rear property setback lines. It also allows her to place her large storage cages, pet breeding cages, animals (The present owner is breeding dogs and has maintains five or six dogs on the property consistently) and other unsightly items next to the neighbors land/house which creates a safety and health concern.
- The present vacant lot creates a buffer zone (distance) for the neighbors from exposure to the aforementioned hazards, violations, and noise from pets (dogs barking normally starts a 5 am).
- An approval of the replating of lots will allow additional sheds, cages, junk/trash and fire hazards closer to existing homes without thought to the degradation of neighbors home values and favorable Fair Oaks Ranch living.
- If the resident of the primary lot fails to abide by the Fair Oaks Ranch Unit C Restrictions then replotting the lots will only allow her to further spread the violations and unsightly items across a larger area whereas presently the restrictions regarding an empty lot limit this from occurring.

***Note:** FORHA approval of the planned building structure drawings do not provide the details required to understand the project specifications or location to include structural directional placement (front) in addition to drive in location. Is there a planned a new/ or extended drive way and if so, what materials. The lack of provided building materials in the submittal packet questions how the project was approved and validated against architectural review requirements. Missing information included utility drawings or plans, exterior lighting that will be used, verification that building materials and specific placement plans to ensure accordance with Fair Oaks Ranch Bexar County Unit C Restrictions. Drawing for placement were submitted but it remains unclear of size and location of garage. Based on the packet submitted , the essential information that describes building requirements is missing.