



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, May 12, 2022 immediately following the 6:30 PM Meeting

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

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

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 at the entrance of the foyer of the Public Safety Building. 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 14, 2022 Planning and Zoning Commission Regular Meeting Minutes.
Christina Picioccio, TRMC, City Secretary
5. Approval of the April 26, 2022 Planning and Zoning Commission Special Meeting Minutes.
Christina Picioccio, TRMC, City Secretary

CONSIDERATION / DISCUSSION ITEMS

6. Consideration and possible action recommending the approval of a request (Application No. P & Z 2022-03-28) from Thomas C Dechert, applicant and property owner, to grant a Variance from the requirements of UDC Section 5.4 (1) b to reduce the street frontage for a lot served by private septic (OSSF) from 150 feet to 70 feet for the property located at 423 and 425 Ammann Road, Boerne, TX.

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

7. Consideration and possible action recommending the approval of a Final Plat request from Elkhorn Ridge Development SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family

residential lots, generally located north-west of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.

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

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

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

ADJOURNMENT

Request for P&Z commission topic needing information/research

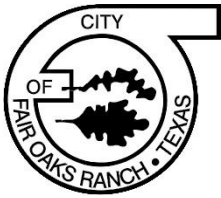
Signature of Agenda Approval: s/Tobin E. Maples

Tobin E. Maples, 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, May 09, 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 14, 2022 at 6:30 PM

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

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

Absent: None

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 10, 2022 Planning & Zoning Commission Regular Meeting Minutes.**

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

VOTE: 7-0, Motion Passed.

CONSIDERATION / DISCUSSION ITEMS

5. **Consideration and possible action recommending the approval of a Final Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 7 proposing 18 single-family residential lots, generally located north-east of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Balli, seconded by Vice Chairperson Horwath to recommend approval of the Final Plat of Elkhorn Ridge Unit with the following conditions:

1. Resolve the discrepancy between tax certificate and the plat. Tax certificate shows 6.8 acres whereas the plat and Master Plan indicate 7.082 acres. (The shape matches, however, the area/acreage does not).
2. Correct the discrepancy in the area of the Reserve 914. Plat layout shows 1.37 acres whereas the title block shows 1.36 acres.

- 3. Correct the plat type in the City signature block. (Still shows Preliminary).
- 4. Correct the plat note regarding the maintenance and ownership responsibilities of Reserve 914 and Kearney Ridge Parcel 913 to clarify the ownership and responsibility. (Does not specify who maintains the reserve)

VOTE: 7-0, Motion Passed.

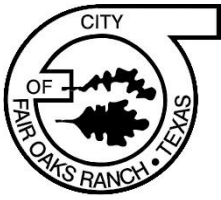
ADJOURNMENT

Chairperson Barnes adjourned the meeting at 6:54 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio, TRMC, City Secretary



**CITY OF FAIR OAKS RANCH
PLANNING AND ZONING COMMISSION SPECIAL
MEETING**

Tuesday, April 26, 2022 at 6:30 PM
Public Safety Training Room 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes

Commissioners: Linda Tom, Marty Bryant, Burney Martin, and Dale Pearson

Absent: Vice Chairperson David Horwath and Commissioner Lamberto "Bobby" Balli

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** – There were no citizens to be heard.

CONSIDERATION / DISCUSSION ITEMS

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

Lata Krishnarao, AICP, LEED ND, Consultant from Gunda Corporation led a discussion regarding proposed amendments to the UDC.

ADJOURNMENT

Chairperson Barnes adjourned the meeting at 8:54 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio, TRMC, City Secretary



PLANNING & ZONING COMMISSION CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
May 12, 2022

AGENDA TOPIC: Consideration and possible action recommending the approval of a request (Application No. P & Z 2022-03-28) from Thomas C Dechert, applicant and property owner, to grant a Variance from the requirements of UDC Section 5.4 (1) b to reduce the street frontage for a lot served by private septic (OSSF) from 150 feet to 70 feet for the property located at 423 and 425 Ammann Road, Boerne, TX

DATE: May 12, 2022

DEPARTMENT: Public Works and Engineering Services

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

SUMMARY:

The subject 27-acre (approx.) tract is located north-west of the intersection of Rolling Acres Trail and Ammann Rd. The subject tract is currently not platted and contains a single-family residence. The applicant is proposing to subdivide the 27-acre (approx.) tract into two lots. The front 8-acre lot facing Ammann Road will encompass the existing single family residential. The second rear 19-acre lot will be used to construct a new single-family residence. For the 2-lot plat to be approved, each lot needs to meet the UDC requirements.

The property is zoned Rural Residential and both lots will meet the zoning requirements of the UDC. However, one of the lots will not be in conformance with the subdivision regulations contained in the UDC and therefore the applicant is requesting this Variance.

The front 8-acre lot facing Ammann Road, with a frontage of 230' (approximately) will be served by private septic (OSSF) and private well. As per UDC Section 5.4 (1), lots with private septic (OSSF) and private well require a minimum lot width of 200' and this lot will meet the frontage requirements.

The rear flag shaped 19-acre lot with a frontage of 70' (approximately) will be served by city water and private septic private septic (OSSF) system. As per UDC Section 5.4 (1), lots with private septic (OSSF) and city water require a minimum lot width of 150' and the rear lot will not meet this requirement. UDC Sec. 3.8 (8) ii., grants the City Council the authority to hear and grant a Policy Variance to reduce the lot width upon the recommendation of the Planning and Zoning Commission.

The subject property was granted two approvals for the proposed configuration from the City Council at their meeting of March 3, 2022, as per UDC Section 5.4:

- a. To create the proposed flag shaped rear lot, and
- b. To create a rear lot with a depth (approx. 3000') that is greater than five times the lot frontage on the street (70').

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the Variances related to development standards and make a recommendation to the City Council. The City Council has the final authority to act on the Variance.

ANALYSIS:

Findings: As per the UDC Sec. 3.9 (9), before granting the Variance, the **P & Z and City Council must find** that all of the following apply:

1. There are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of its land. For example, a Variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage;
2. The Variance is necessary for the preservation of a substantial property right of the applicant;
3. Granting of the Variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code;
4. Conditions that create the need for the Variance do not generally apply to other property in the vicinity;
5. Conditions that create the need for the Variance are not the result of the applicant's own actions;
6. Granting of the Variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code; and
7. Because of the conditions that create the need for the Variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Additionally, in making the required findings, the **P & Z and City Council** will take into account the nature of the proposed use of the land involved, the existing use of land in the vicinity, the number of persons who will reside or work in the proposed development, the possibility that a nuisance may be created, and the probable effect of such Variance upon traffic conditions and upon public health, convenience, and welfare of the vicinity.

Insufficient Findings: As per the UDC, the fact that property may be utilized more profitably if a Variance is granted may not be considered alone as grounds for a Variance. Additionally, the following types of possible findings do not constitute sufficient grounds for granting a Variance:

1. Property cannot be used for its highest and best use;
2. There is a financial or economic hardship. There is a self-created hardship by the property owner or his/her agent; or
3. The development objectives of the property owner are or will be frustrated.

Staff Analysis: If the Variance is granted, the applicant will be able to proceed to subdivide the property into two parcels as proposed.

Density: Since the applicant is creating two lots on a site of 27 acres (approx.), the overall density will be lower than the density envisioned for the RR zone.

Lot size: The size of proposed lots will be 8 acres and 19 acres, both of which will be larger than the minimum required lot size of 5 acres for this zone. .

Compliance with Comprehensive Plan recommendations: The rural character, as envisioned for this area in the City's Comprehensive Plan, will be preserved.

Compliance with the UDC: With the other Variances already granted by the City Council, this request will be in compliance with the requirements of the UDC.

Character of the area: Granting of this Variance will permit one residence on a 19-acre lot that will not adversely affect the character of the neighborhood, considering that the Stone Creek subdivision to the north has one-acre lots generally.

In conclusion, it is staff's opinion that the requested Variance meets the criteria listed for findings of a hardship as per UDC Sec. 3.9 (9).

PUBLIC COMMENTS:

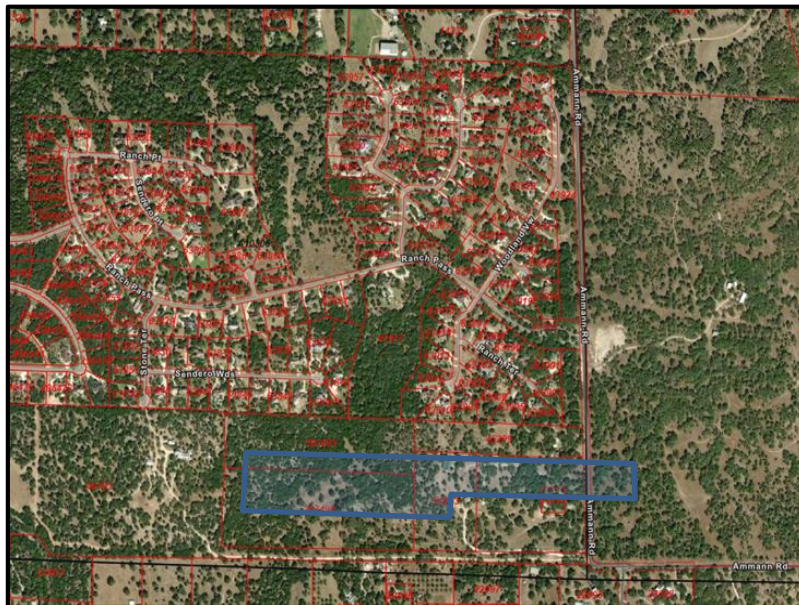
All real property owners within 200 feet were notified and notice of the public hearing has been published. Staff has received two (2) public comment(s) in favor of the request and zero (0) in opposition.

RECOMMENDATION MOTION:

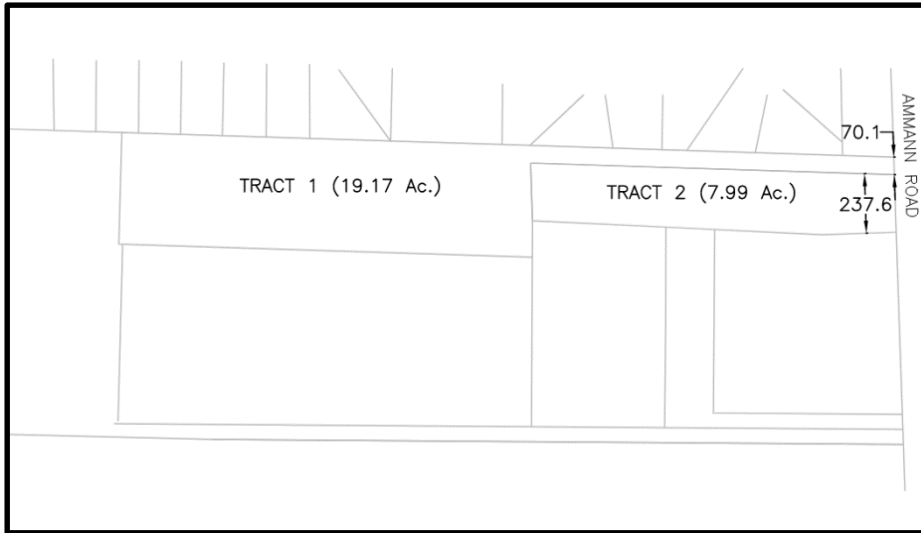
Staff has reviewed the Policy Variance request and recommends approval.

Motion: I move to recommend approval a request from Thomas C Dechert, applicant and property owner, to grant a Variance from the requirements of UDC Section 5.4 (1) b to reduce the street frontage for a lot served by private septic (OSSF) from 150 feet to 70 feet for the property located at 423 and 425 Ammann Road, Boerne, TX.

Exhibit A: Location Map

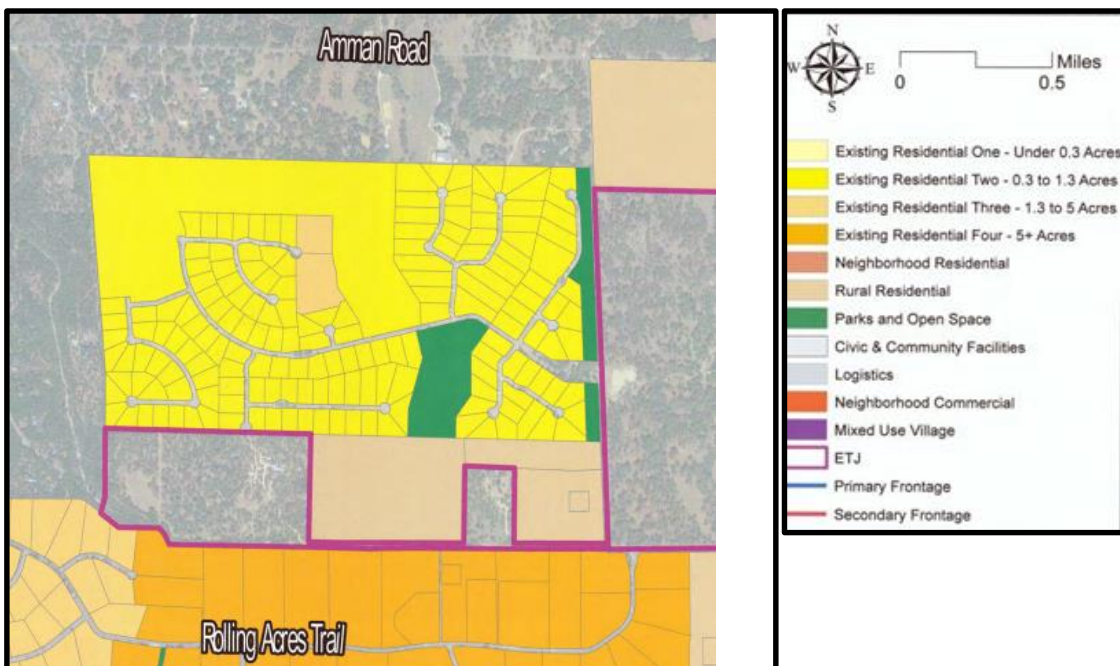


Source: Kendall CAD GIS



Source: Provided by the Applicant

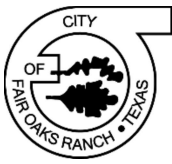
Exhibit C: Zoning Map



Source: City of Fair Oaks Ranch

Attachments:

1. Universal Application
2. S20 Variance Specific Application Form
3. Letter of Intent
4. Notification Map
5. Property Owner Comment Forms



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: 425 Ammann Rd, Boerne, TX 78015 Acreage: 27.15 Acres
 Brief Description of Project: Obtain a policy variance for a flag lot with less than 150' of frontage
 Is property platted? ☒ No ☐ Yes Subdivision name: NA No. of Lots: NA
 Recordation #: NA Parcel(s) Tax ID#: 45299, 303493
 Existing Use: Undeveloped Proposed Use: Single Family Residential
 Current Zoning: Rural Residential Proposed Zoning: Rural Residential
 Occupancy Type: Single Family Home Sq. Ft: 4,600 Bed #: 4 Bath #: 4.5 Car Garage #: 6
 Water System ☐ Well ☒ Public Flood Zone: ☒ Yes ☐ No Sewer System: ☒ Septic ☐ Public

PROPERTY OWNER INFORMATION

Owner: Thomas C Dechert Contact Name: Thomas C Dechert
 Address: 423 Ammann Rd City/State/ZIP: Boerne, TX 78015
 Phone: 830.446.2215 Email: dechert21@outlook.com

APPLICANT INFORMATION

Applicant/Developer: Matrix Design Group Contact Name: Zakary Payne
 Address: 8023 Vantage Dr, Suite 320 City/State/ZIP: San Antonio, TX 78230
 Phone: 210.213.1888 Email: zakary.payne@matrixdesigngroup.com

KEY CONTACT INFORMATION

Name of the Individual: Same as Applicant Contact Name:
 Address: City/State/ZIP:
 Phone: E-mail:

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

Zakary Payne

Signature: Zakary J Payne Date: April 14, 2022

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

*******OFFICE USE ONLY*******DATE REC'D: 04-15-2022 BY: KGSFEES PAID: \$100.00 APPROVED BY: _____

DATE APPROVED: _____

APPLICATION/PERMIT NO: _____ EXP DATE: _____

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

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

(Section 3.9 of the UDC)

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

Subdivision and Property Development Related

(Section 3.8 of the UDC)

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

Site Development Related

(Section 3.9 of the UDC)

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

Appeal of an Administrative Decision

- ☐ Zoning ☐ Others

Variance

- ☒ Policy ☐ Judicial* - Form S20

☐ Sign Special Exception/Appeal to an Administrative Decision☐ Administrative Exception☐ Permit for Repair of Non-Conforming Use/Building☐ Letter of Regulatory Compliance☐ On-Site Sewage Facility Permit (OSSF)☐ Certificate of Occupancy (CO)* - Form S21☐ Relief from Signage Regulations☐ Group Living Operation License* - Form S22☐ Grading/Clearance Permit - Form S23**Building Permits Related****Commercial**

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

Residential

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

Others

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

Inspections

- ☐ Mechanical ☐ Electrical
- ☐ Plumbing ☐ Building
- ☐ Others _____

Water- Wastewater Service

- ☐ Connect/ Disconnect Form* - Form S39

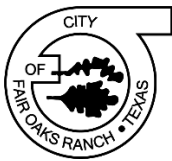
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

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

Application Checklist for all Applications

- ☒ Universal Application Form (Form UA).
- ☒ Items listed in the checklist for the Specific Application Form (Form S#) 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.



S20

SPECIFIC APPLICATION FORM - VARIANCE

Section 3.9 (9) 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.
- ☐ Concept plan approval (if required).
- ☒ A completed Universal Application and checklist signed by the owner/s of the property.
- ☒ A title report.
- ☒ Payment of all other applicable fees (see Schedule of Fees).
- ☒ 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the Variance request. If the property is platted, a copy of the plat should be provided.
- ☒ Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the request is heard at the public hearing.
- ☒ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- ☐ 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.

March 14, 2022

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

Subject: Letter of Intent to Request a Policy Variance

Sir or Ma'am

Matrix Design Group, Inc. (Matrix) has been contracted by Mr. Thomas Dechert to provide engineering services in support of a Minor Plat application. Mr. Dechert owns two parcels of land that he intends to subdivide into two single family lots as shown on Attachment 1. Mr. Dechert currently resides on the 7.99-acre tract (Tract 1) and intends to remain there. He intends to sell the 19.17-acre tract (Tract 2) to Mr. Kyle Clark.

Tract 2 is a flag lot as defined by UDC Section 5.4(4). Flag lots will only be permitted with City Council approval. Mr. Dechert made a request for City Council to approve the flag lot and that request was approved unanimously at the March 3, 2022, City Council Meeting.

Tract 2 will be served by the Public Water System and a private on-site sewage facilities disposal system (OSSF). In accordance with UDC Section 5.4(1) b., lots of this nature must have a minimum street frontage of 150 feet. The lot frontage of Tract 2 is only 70.15 feet which is nonconforming with the UDC and will require a Variance.

Mr. Dechert would like to request a Variance from UDC Section 5.4(1) b., so that the Minor Plat application can be completed, and Tract 2 can be sold to Mr. Clark. In my professional opinion, I believe the Policy Variance request should be granted for the reasons enumerated below.

In accordance with UDC Section 3.9(9) b.i., no variance will be granted unless the authorizing body finds that all seven conditions below apply.

1. There are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of its land. For example, a Variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage

COMMENT: There are two existing parcels that make up Tract 1 and Tract 2. These parcels are shown on Attachment 2. The western-most parcel (303493) is currently land locked. The only way to provide access to this parcel from a public right-of-way is by creating a flag lot. The flag lot width must be nonconforming because portions of the eastern parcel (45299) are already developed. To create a flag lot with a 150-foot-wide lot frontage would require Mr. Dechert to relocate or demolish multiple existing structures. These are extraordinary or special conditions limiting Mr. Dechert's reasonable use of his land.

2. The Variance is necessary for the preservation of a substantial property right of the applicant

COMMENT: Granting of the Variance is necessary to preserve the substantial property rights of Mr. Dechert. Namely, Mr. Dechert has the substantial right to sell the property (303493) but is not able to do so without creating a flag lot or creating an access easement – neither of which conform with the UDC.

3. Granting of the Variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this code

COMMENT: Granting of the Variance will not be detrimental to the public health, safety, or welfare. Nor will granting of the Variance be injurious to adjacent properties or the City. In fact, Mr. Dechert's plan to subdivide the property into two single family residential lots will preserve the intent of the Rural Residential District and result in a subdivision that is less densely developed than authorized by the UDC.

4. Conditions that create the need for the Variance do not generally apply to other property in the vicinity

COMMENT: The conditions creating the need for the Variance do not generally apply to other property in the vicinity. These conditions have already been remedied by neighboring properties.

5. Conditions that create the need for the Variance are not the result of the applicant's own actions

COMMENT: The conditions creating the need for the Variance are not the result of Mr. Dechert's own actions. Mr. Dechert inherited the land locked parcel of land (303493) that does not have access to a public right of way.

6. Granting of the Variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code

COMMENT: Granting of the Variance and subsequent approval of the Minor Plat will result in the sale of one single family residential lot. Development does not conflict with the Comprehensive Plan nor the purpose of this code and will result in less dense development than authorized for the Rural Residential District.

7. Because of the conditions that create the need for the Variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property

COMMENT: Should a Variance not be granted, Mr. Dechert would be unreasonably restricted in the utilization of his property. He desires to sell a portion of his property and is currently unable to do so because the parcel is land locked.

UDC Section 3.9(9) b.iii., also limits the governing body from granting any Variance that violates one of the five conditions below

1. The establishment of a use not otherwise permitted in the applicable Zoning District

COMMENT: The proposed land use associated with this Variance request conforms with the Rural Residential District.

2. Increase the density of a use above that permitted by the applicable district

COMMENT: This Variance request does not affect density; proposed density is well within Rural Residential District standards.

3. A nonconforming use of land to be physically extended

COMMENT: No nonconforming use of land will be physically extended by granting this Variance request.

4. Change the Zoning District boundaries shown on the Official Zoning Map

COMMENT: This Variance request does not affect Zoning District boundaries.

5. Conflicts with any State or Federal regulations

COMMENT: Granting of this Variance request does not conflict with any known State or Federal regulations.

Granting of the Variance for Mr. Dechert will allow him to move forward with the Minor Plat application. Importantly, allowing Mr. Dechert to move forward as intended will ensure the rural character of his property and the properties around him are preserved now and into the future. Should you require any additional information as it relates to Mr. Dechert's intent, please do not hesitate to contact me. I can be reached at 210.213.1888 or zakary.payne@matrixdesigngroup.com. Thank you for your time and consideration.

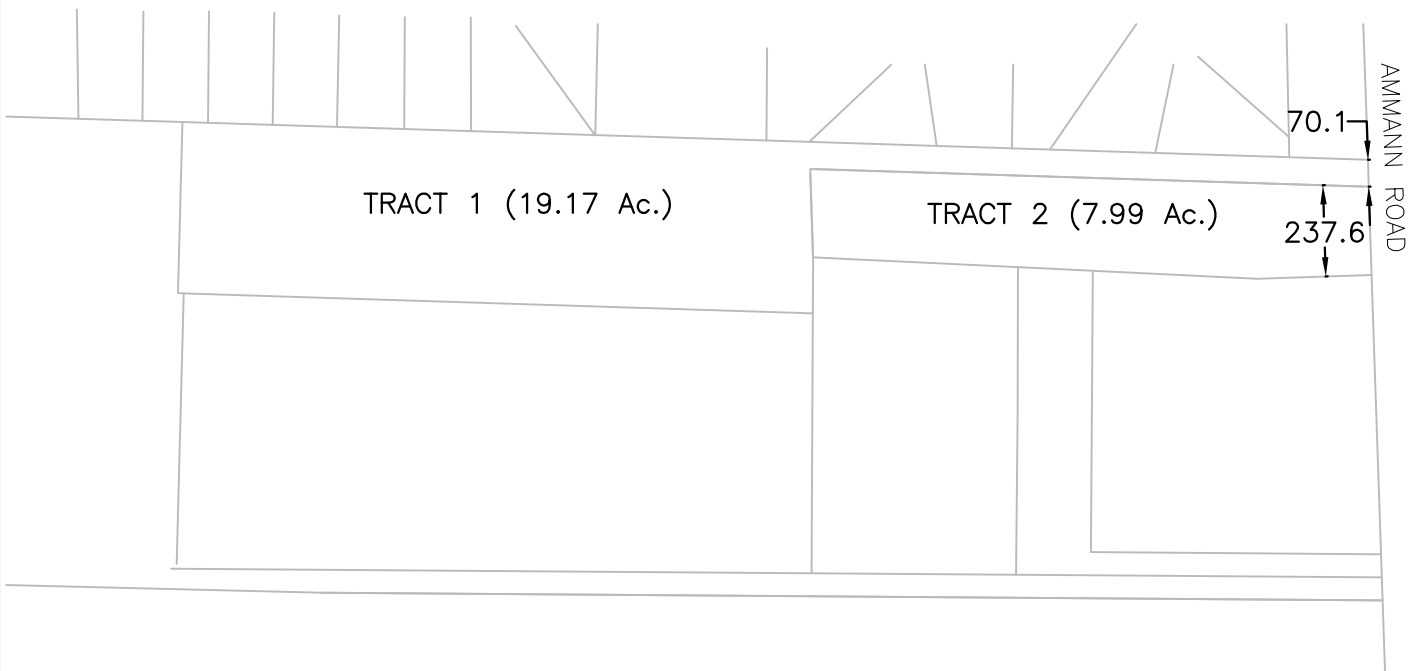
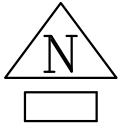
Respectfully,

A handwritten signature in blue ink that reads "Zakary J. Payne".

Zakary J. Payne, PE
Matrix Design Group, Inc.

Attachments (2):

1. Proposed Layout
2. Existing Layout



PREPARED BY:



PROPOSED LAYOUT

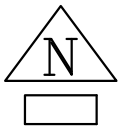
SCALE

DATE: MARCH 11, 2022

DRAWING No.

NTS

SHEET 1 OF 1

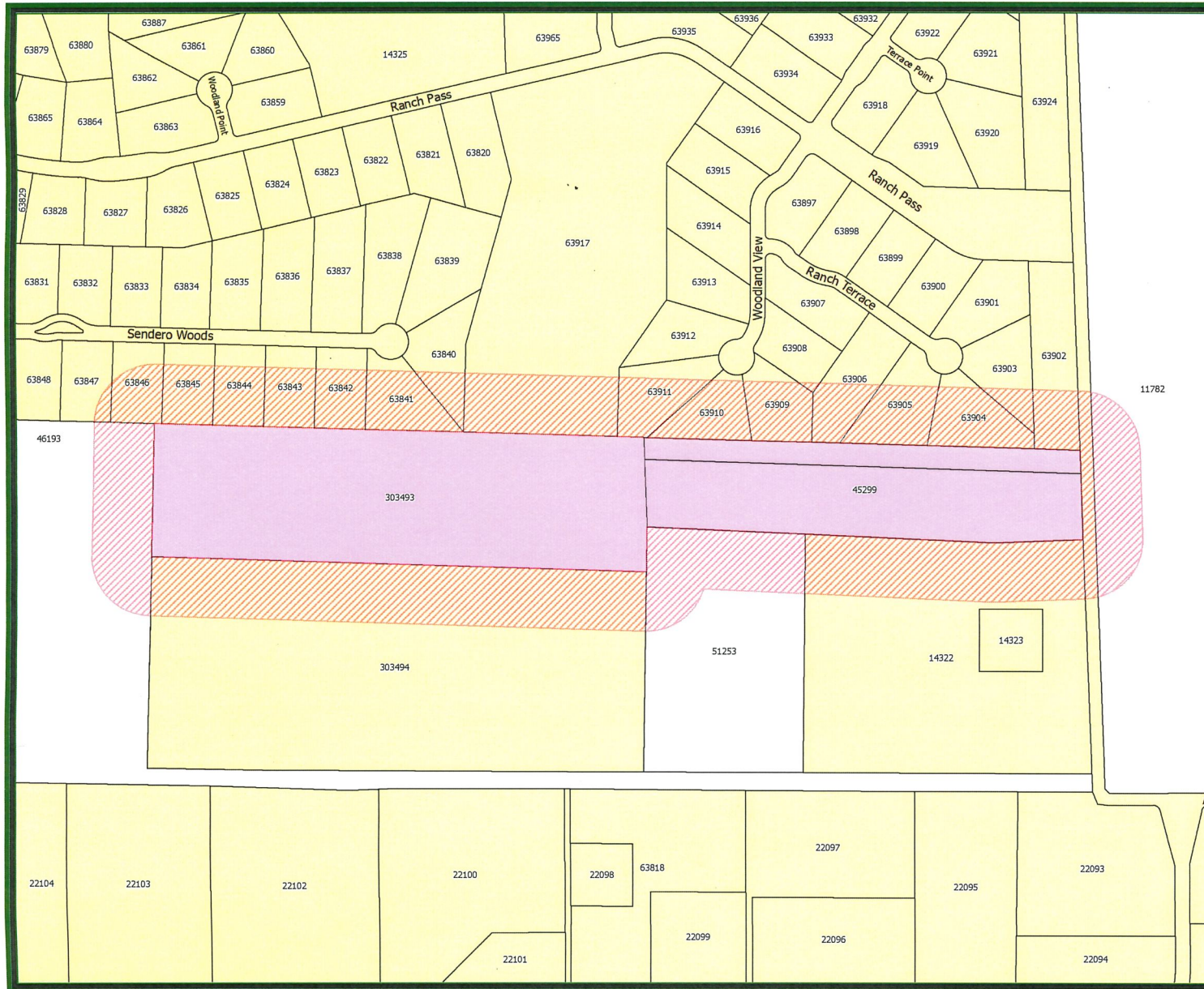


PREPARED BY:



EXISTING LAYOUT

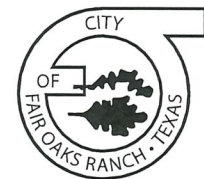
	SCALE	DATE: MARCH 11, 2022	DRAWING No.
	NTS	SHEET 1 OF 1	



Attachment 4 NOTIFICATION MAP

**423 Ammann Rd.
&
425 Ammann Rd.**
Fair Oaks Ranch, Texas

- Subject Property
- Notification Area
- City Limit
- ETJ



April 2022



1" ≈ 500'

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: (Variance No. P & Z 2022-01)

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

The Joint Public Hearing will be held in the Public Safety Training Room
located in the Police Station at
7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015
on Thursday, May 12, 2022, at 6:30 PM.

☒ I am **FOR** the Variance request as explained on the attached public notice for Variance No. P & Z 2022-01.

☐ I am **AGAINST** the Variance request as explained on the attached public notice for Variance No. P & Z 2022-01.

(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to May 12, 2022.

Name:

Kyle Clark

Address:

17 Ranch Terrace

Signature:

[Signature]

Date:

4/25/22

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: (Variance No. P & Z 2022-01)

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

The Joint Public Hearing will be held in the Public Safety Training Room
located in the Police Station at
7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015
on Thursday, May 12, 2022, at 6:30 PM.

X I am **FOR** the Variance request as explained on the attached public notice for Variance No. P & Z 2022-01.

_____ I am **AGAINST** the Variance request as explained on the attached public notice for Variance No. P & Z 2022-01.

(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to May 12, 2022.

Name: Richard Tobiasen
Address: 12 Woodland View Fair Oaks Ranch, TX 78015
Signature: Richard Tobiasen
Date: 27 April 2022

Comments:



PLANNING & ZONING COMMISSION CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
May 12, 2022

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

DATE: May 12, 2022

DEPARTMENT: Public Works and Engineering Services

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

SUMMARY:

The purpose of this Final Plat is to create 26 residential lots, and one private street (Cheyenne Ridge) that will also be maintained as underground utility easements. The lot sizes range from 0.17 acres to 0.43 acres and the minimum lot width of the lots being platted in this phase is 65 feet except for one lot that is 55 foot wide.

The subdivision is generally located north-west of the intersection of Dietz Elkhorn Road and Elkhorn Ridge (see attached **Exhibit A: Location Map**). Street access to the subdivision will be provided from Cheyenne Ridge.

BACKGROUND:

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

The table below, as provided by the applicant, shows the status of the entire development as of November 2021.

Table 1: Elkhorn Ridge Development Construction Status

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

The proposed plat will meet the terms of the Development Agreement. As per the Open Space Plan provided by the applicant and dated August 2021, Unit 4 does not contain open space. **(Exhibits D and E). Exhibit F** shows an aerial view of the Elkhorn Ridge development. The street providing access to this subdivision is constructed and has been accepted by the City.

The Preliminary Plat was approved in January 2022. The parcel has protected trees on site that need mitigation. The tree mitigation plan (Tree Plan) was approved prior to approval of the Preliminary Plat. Construction drawings have been approved by staff.

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 Master Plan. Staff has reviewed the Final Plat and relayed review comments to the applicant. All comments have been addressed in the resubmittal except the conditions listed below.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

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.

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."

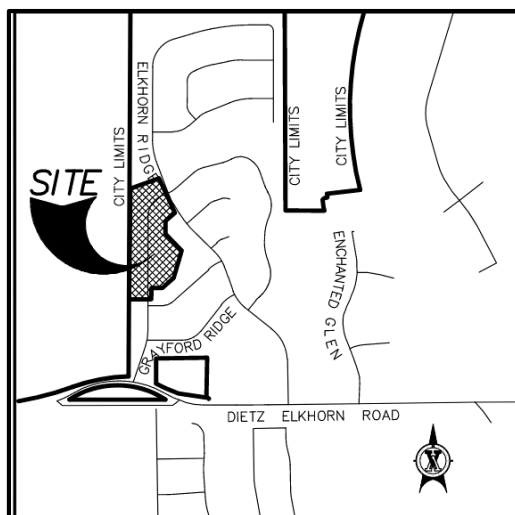
RECOMMENDATION/PROPOSED MOTION:

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

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

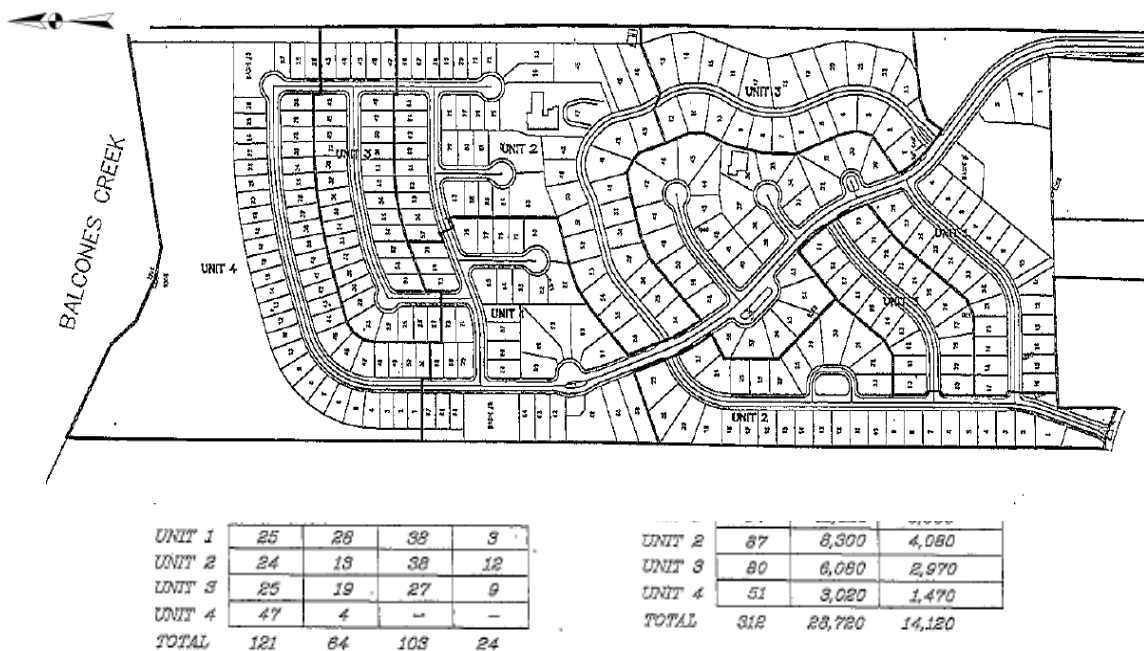
1. Label two-foot contour interval surveys tied to known reference points or USGS benchmarks.
2. Applicant to provide proof of USPS approval for Cheyenne Ridge prior to recordation.
3. Applicant to correct the year in the notarization field.

Exhibit A: Location Map Elkhorn Ridge Unit 4



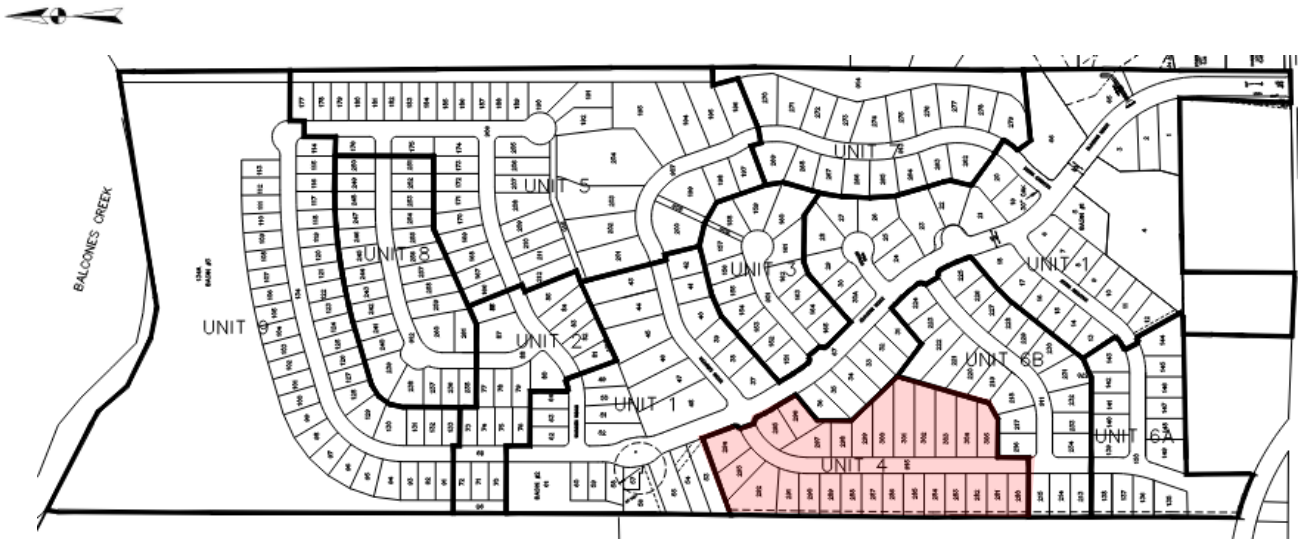
Source: Provided by the applicant

Exhibit B: Approved Elkhorn Ridge Subdivision Master Plan - Original Configuration



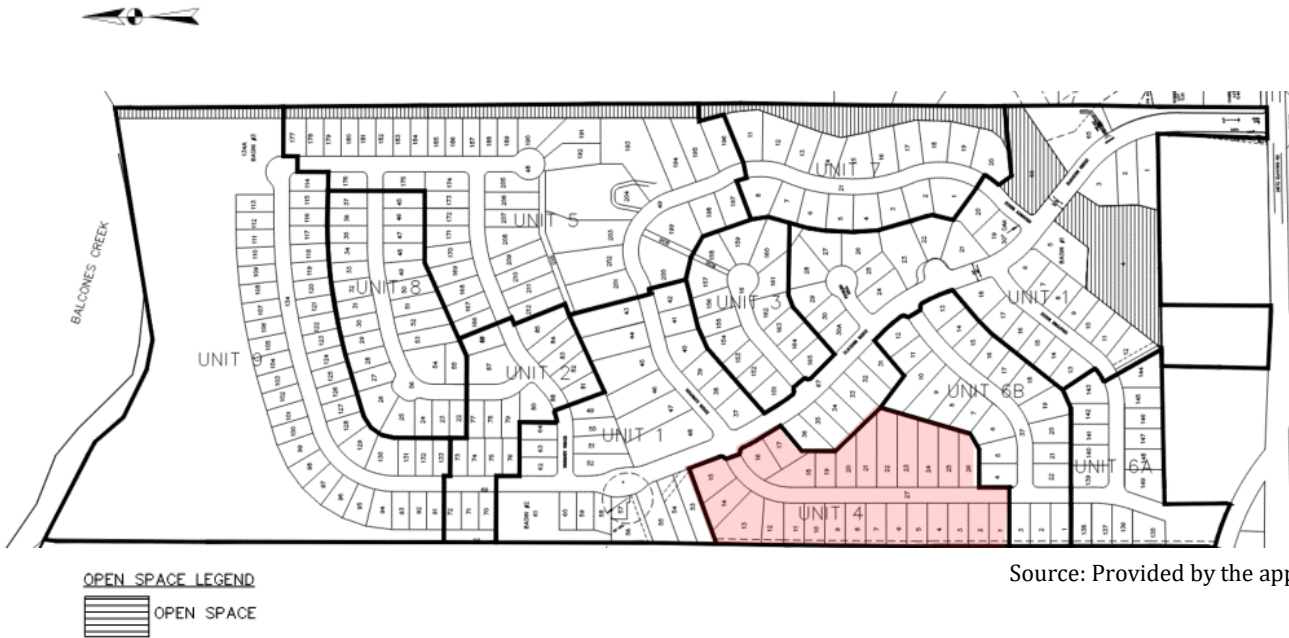
Source: Development Agreement dated 2014

Exhibit C: As Constructed - Elkhorn Ridge Subdivision Master Plan (Unit 4 Highlighted)



Source: Provided by the applicant – November 2021

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



Source: Provided by the applicant

Exhibit E: Open Space Requirement

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

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

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

Source: Provided by the applicant

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



Attachments:

1. Appendix A Universal Application
2. S11 Final Plat Specific Application Form
3. Letter of Intent
4. Elkhorn Ridge Unit 4 Subdivision Plat
5. Elkhorn Ridge Masterplan
6. Elkhorn Ridge Open Space Exhibit



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900. FAX: (210) 698-3565. bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

(1) A complete **Universal Application** form (2 pages), and(2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.

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

DEVELOPMENT INFORMATION

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

PROPERTY OWNER INFORMATION

Owner: Elkhorn Ridge Development SA, LLC Contact Name: Vickrey & Associates, LLC
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78218
 Phone: (210) 349-3271 Email: pschroeder@vickreyllc.com

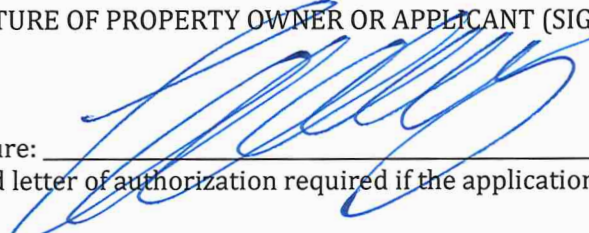
APPLICANT INFORMATION

Applicant/Developer: Bitterblue Contact Name: Vickrey & Associates, LLC
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216
 Phone: (210) 349-3271 Email: pschroeder@vickreyllc.com

KEY CONTACT INFORMATION

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

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

Signature:  Date: 03.09.22
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: 04-05-2022 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.

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)

N/A ☐ Application Processing Fees and other application fees.

☒ Letter of intent explaining the request in detail and reason for the request.

N/A ☐ Signed Letter of Authorization required if the application is signed by someone other than the property owner.

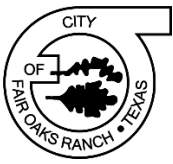
☒ Site plan and shapefile drawings (if applicable) for the property

☒ 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.



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

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 Development Application and checklist signed by the owner/s of the property.

N/A ☐ Payment of all other applicable fees (see Schedule of Fees).

- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.

N/A ☐ Pre-Application Conference prior to application submittal (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.

N/A ☐ Concept plan approval (if required).

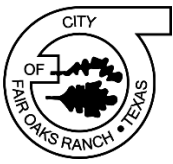
- ☒ A title report.
- ☒ One (1) copy (11x17) of proposed plat.

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.

N/A ☐ 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



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

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, City Council and applicable meetings where this request is discussed.

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

March 8, 2022

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

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

Dear Ms. Schweitzer,


This submittal is to subdivide the following:

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

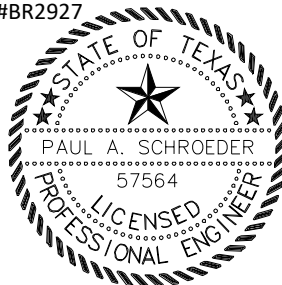
The Elkhorn Ridge Unit 4 subdivision will contain 26 lots.

Sincerely,

VICKREY & ASSOCIATES, LLC
TBPE F-#159/TBPLS F-#10004100/TBAE F-#BR2927


Paul A. Schroeder, PE, RPLS
Residential Division Manager

PAS/ksh



Attachment 4

FINAL

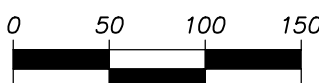
SUBDIVISION PLAT ESTABLISHING
ELKHORN RIDGE UNIT 4
SAWS PLAT # FOR042

BEING A 7.356-ACRE (320.434 SQUARE FEET) TRACT OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, COUNTY BLOCK 4708, CITY OF FAIR OAKS RANCH, BEXAR COUNTY, TEXAS, SAID 7.356-ACRE TRACT OF LAND ALSO BEING OUT OF THE REMAINDER OF A CALLED 28.56-ACRE TRACT OF LAND CONVEYED FROM KEVIN KATZER TO ELKHORN RIDGE SA, LLC, BY WARRANTY DEED DATED NOVEMBER 22, 2013 AND RECORDED IN VOLUME 16450, PAGE 2034, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.), BEXAR COUNTY, TEXAS, (ALL RECORDS CITED HEREIN ARE RECORDED IN BEXAR COUNTY, TEXAS) AND OUT OF THE REMAINDER OF A CALLED 26.04-ACRE TRACT CONVEYED FROM KEVIN B. KATZER, GERALD RENTZ, JR., AND LISA RENTZ TO ELKHORN RIDGE SA, LLC BY WARRANTY DEED DATED NOVEMBER 22, 2013 RECORDED IN VOLUME 16450, PAGE 2129, O.P.R. OF BEXAR COUNTY, TEXAS.

REASON FOR FINAL PLAT:
TO CREATE 26 RESIDENTIAL LOTS AND 1 PRIVATE STREET CONTAINING 7.356 ACRES



SCALE: 1"=100'

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPE Firm Registration No.: F-159
TBPLS Firm Registration No.: 10004100

Line Table		
Line #	Length	Direction
L1	50.03	S19°43'40"E
L2	129.00	S29°31'10"W

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

STATE OF TEXAS

COUNTY OF BEXAR

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

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

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

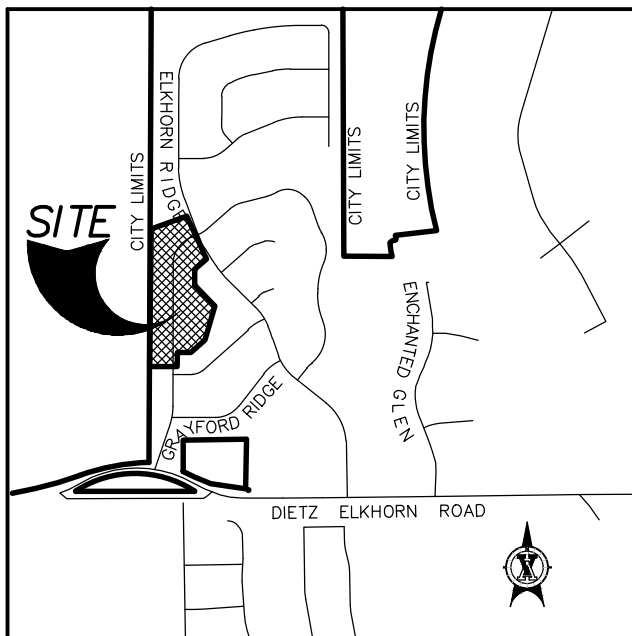
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2021.

NOTARY PUBLIC
STATE OF TEXAS

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

BY _____ MAYOR

BY _____ CITY SECRETARY

LOCATION MAP
NOT TO SCALE

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

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

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

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

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

IMPACT FEE PAYMENT DUE : "SAWS"

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

FIRE FLOW NOTE:

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

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:

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

SAWS HIGH PRESSURE NOTE:

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

FLOODPLAIN VERIFICATION:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, LLC.
BY: PAUL A. SCHROEDER, R.P.L.S.

Paul A. Schroeder 04-26-2021
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

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

Paul A. Schroeder 04-26-2021
LICENSED PROFESSIONAL ENGINEER

UTILITY EASEMENT:

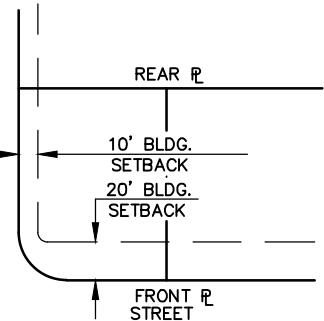
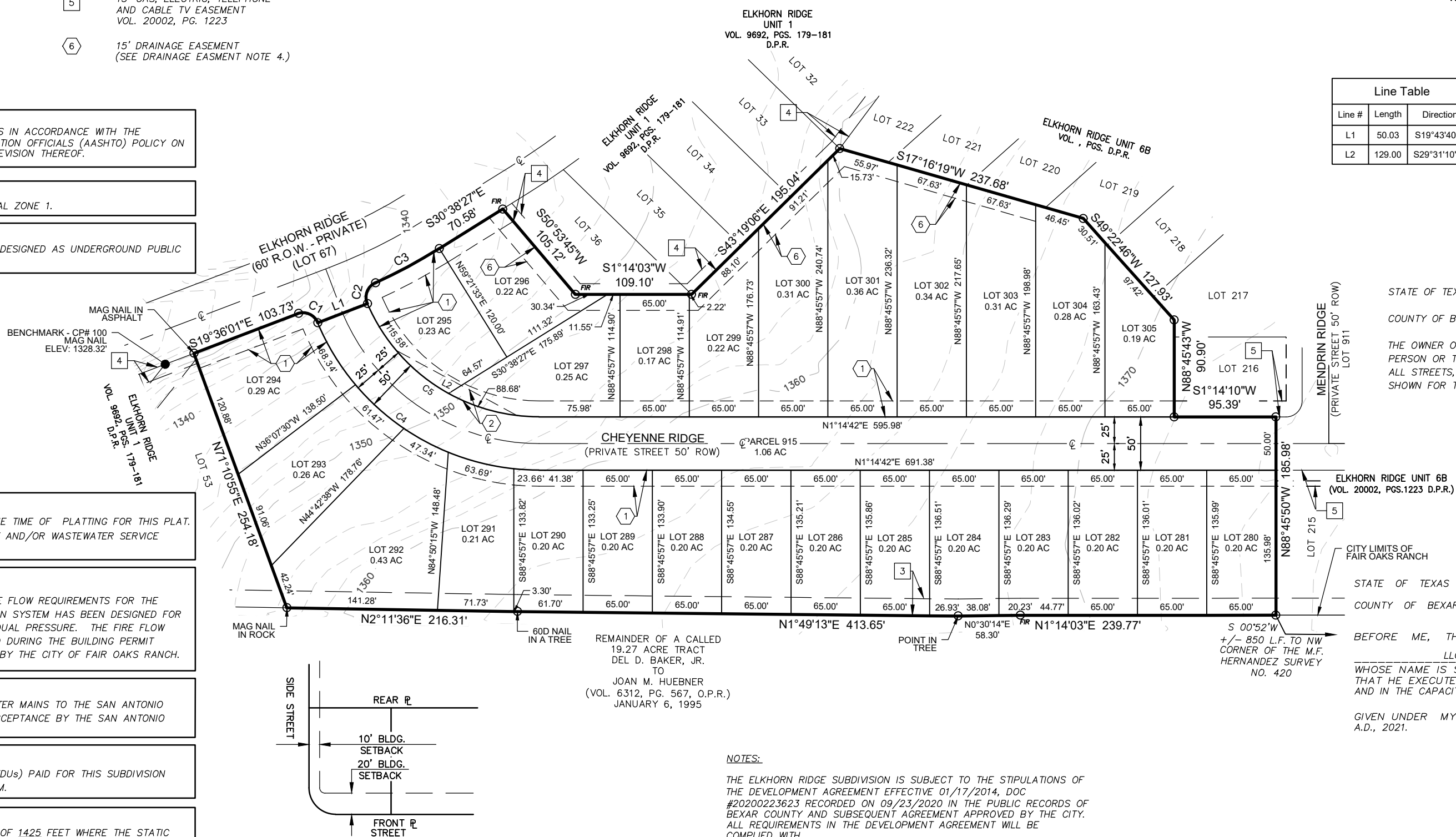
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

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

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

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

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

TYPICAL CORNER LOT
BUILDING SETBACKS

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 20' ALONG THE FRONT, AS SHOWN ABOVE, AND SUBDIVISION DEED RESTRICTIONS.

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 MINIMUM 16 FEET AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.
THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

BASIS OF BEARING IS STATE PLANE CORRO. SYSTEM. NAD 83

CHEYENNE RIDGE, PARCEL 915 (PRIVATE STREET,) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ELKHORN RIDGE HOA.

26 LOTS, 1 PRIVATE STREET PARCEL

CPS NOTES:

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

EASEMENT NOTES

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

DRAINAGE EASEMENT:

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

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

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE UTILITY PROVIDER SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF ANY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER FIRST AND ELKHORN RIDGE HOMEOWNER ASSOCIATION IN THE ABSENCE, MODIFICATION, AND/OR NEGLECT OF MAINTAINING THE EASEMENT FROM THE OWNER.
- ANY FENCE CROSSING A DRAINAGE EASEMENT WILL ALLOW THE PASSAGE OF DRAINAGE WITHOUT ANY HINDRANCE TO THE FLOW. FENCE IN A DRAINAGE EASEMENT WILL BE WROUGHT IRON AND HAVE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT.

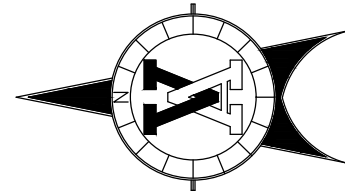
SHEET 1 OF 1

REVISED ON: 04/04/2022

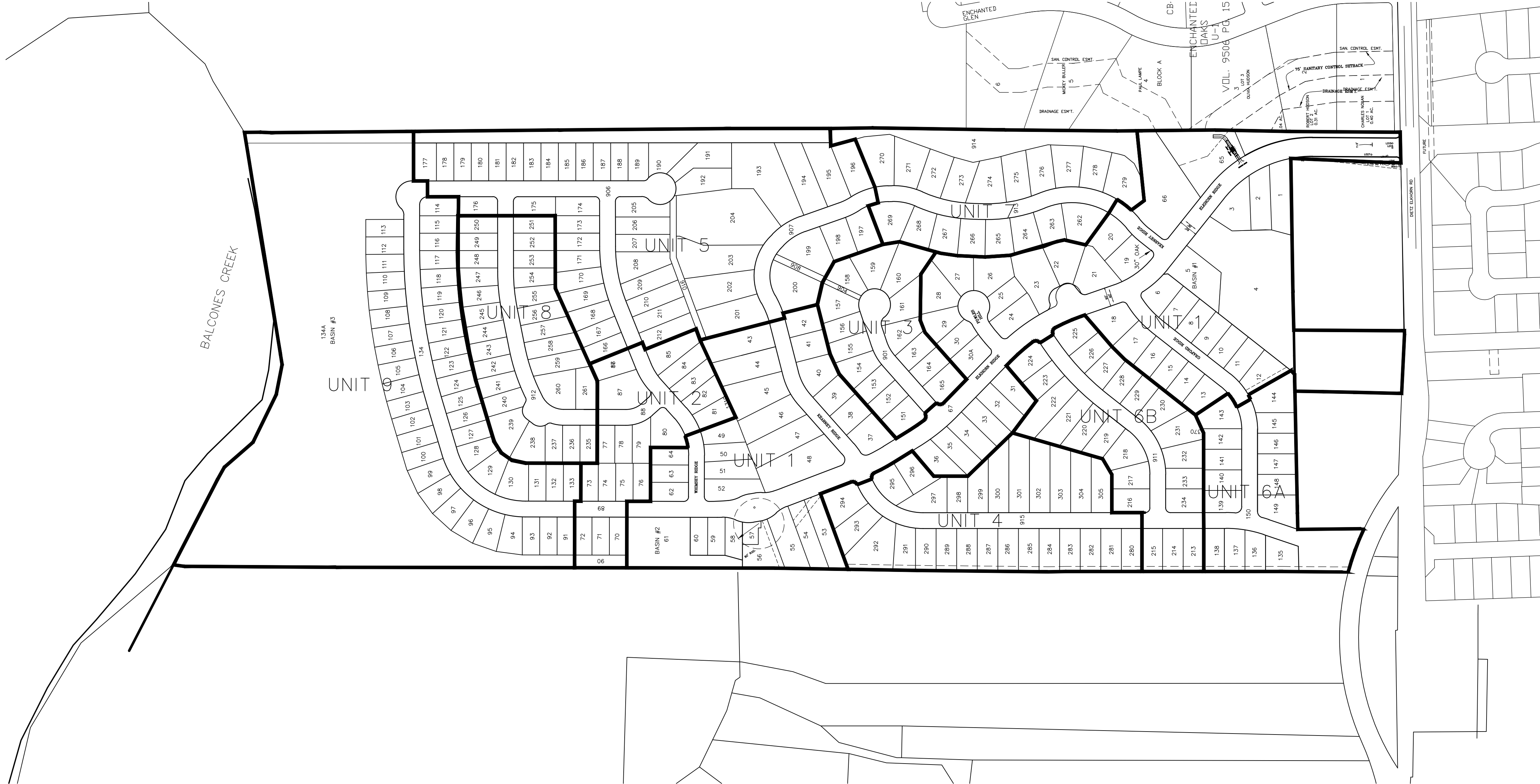
JOB No. 2752-008

DATE OF PREPARATION: 03/02/2021

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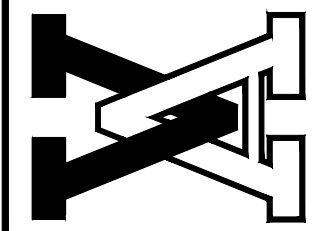


SCALE: 1"=200'



	U 1	U 2	U 3	U 4	U 5	U 6A	U 6B	U 7	U 8	U 9	TOTAL
AREA(AC)	28.72	4.35	3.92	7.356	16.28	4.36	6.00	7.07	5.98	23.90	107.94
55' LOTS	11	18	—	1	35	—	—	—	27	43	
65' LOTS	36	—	15	25	—	15	22	—	—	—	
80' LOTS	44	—	—	—	12	—	—	18	—	—	
TOTAL	292	61	18	26	47	15	22	18	27	43	
RECORDING DATA	V.9692/P.179	V.9714/P.123	V.20001/P.2218	FUTURE	V.20002/P.621	V.20001/P.1443	V.20002/P.1223	PRELIMINARY APPROVED	PRELIMINARY APPROVED	V.20001/P.1245	
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	FUTURE	COMPLETE	COMPLETED	COMPLETE	FUTURE	FUTURE	COMPLETED	
TOTAL ROAD = 13,450 L.F.											

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



ELKHORN RIDGE
A FUTURE HOUSING DEVELOPMENT

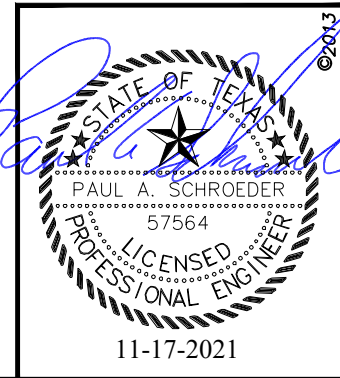
ELKHORN RIDGE
MASTER PLAN

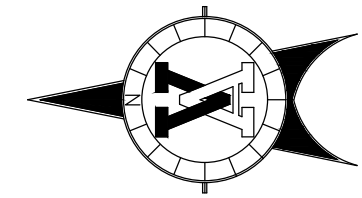
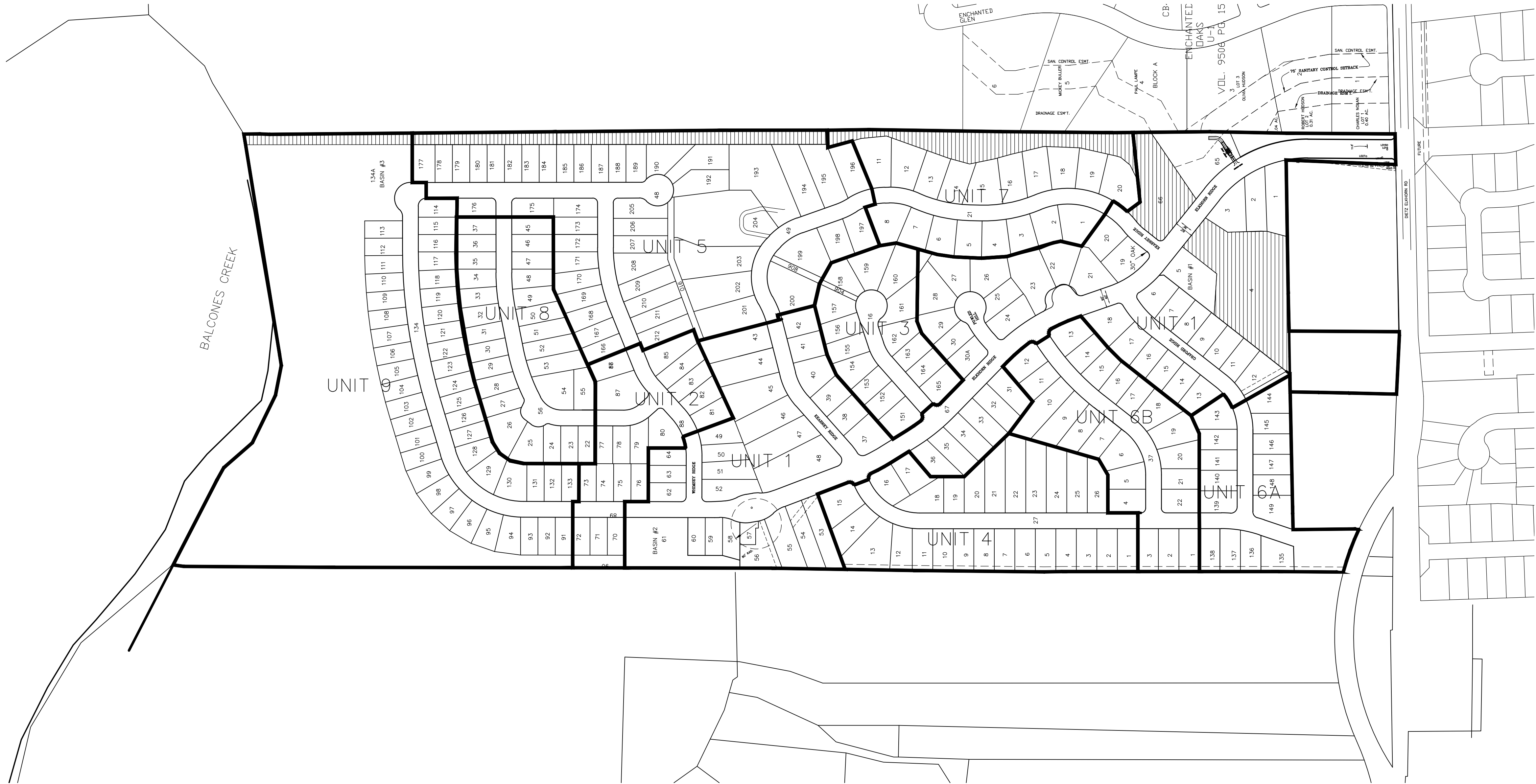
DATE: AUGUST 2021

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

SHEET 1 OF 1

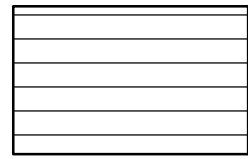
PROJ NO. 2752-011





SCALE: 1"=200'

OPEN SPACE LEGEND



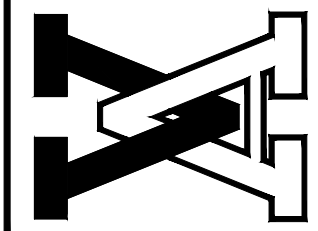
OPEN SPACE

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

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

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

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E: info@vickrey.com
Registration No. F-149
TBPIS Firm Registration No.: 10004100



PREPARED FOR:



ELKHORN RIDGE

OPEN SPACE PLAN

DATE: AUGUST 2021

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

SHEET OF

PROJ NO. 2752-011



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
May 12, 2022

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

DATE: May 12, 2022

DEPARTMENT: Public Works and Engineering Services

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

INTRODUCTION/BACKGROUND:

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

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

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

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

To date the P&Z have reviewed Chapters 1 – 9.8 When the P&Z completes their review, the following steps are anticipated for the completion of amending the UDC:

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

6. City Council holds public hearings
7. City Council adopts amended Unified Development Code

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

LEGAL ANALYSIS

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

RECOMMENDATION/PROPOSED MOTION:

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