

## CITY OF FAIR OAKS RANCH

# PLANNING AND ZONING COMMISSION MEETING

Thursday, April 14, 2022 at 6:30 PM

Public Safety Building, 7286 Dietz Elkhorn, Fair Oaks Ranch

---

## AGENDA

---

### OPEN MEETING

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

### CITIZENS and GUEST FORUM

*To address the Commission, please sign the Attendance Roster located on the table 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 March 10, 2022 Planning & Zoning Commission Regular Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

### CONSIDERATION / DISCUSSION ITEMS

- [5.](#) Consideration and possible action recommending 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.

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

### ADJOURNMENT

---

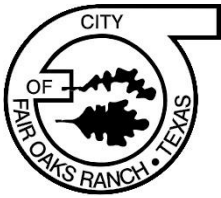
**Signature of Agenda Approval:** s/Carole Vanzant

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](http://www.fairoaksranchtx.org), both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, April 11, 2022 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch Public Safety Building is wheelchair accessible at the front 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, March 10, 2022 at 6:30 PM

City Hall Council Chambers, 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, Dale Pearson, and Lamberto Balli

Absent: Commissioner Burney Martin

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

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

### CITIZENS and GUEST FORUM

3. **Citizens to be heard** – Citizen Wes Pieper spoke regarding the Conservation Development Alternatives discussed at the February 24<sup>th</sup> P&Z meeting.

### CONSENT AGENDA

4. **Approval of the January 13, 2022 Planning & Zoning Commission Regular Meeting Minutes.**
5. **Approval of the January 27, 2022 Planning & Zoning Commission Regular Meeting Minutes.**
6. **Approval of the February 24, 2022 Planning & Zoning Commission Regular Meeting Minutes.**

*At the request of Chairperson Barnes Consent Agenda Item number 6 was pulled for discussion.*

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

VOTE: 6-0, Motion Passed.

### CONSIDERATION / DISCUSSION ITEMS

6. **Approval of the February 24, 2022 Planning & Zoning Commission Regular Meeting Minutes.**

**It was noted that Commissioner Bryant was not present at the February 24<sup>th</sup> meeting.**

MOTION: Made by Commissioner Tom, seconded by Commissioner Balli, to amend the minutes and identify Commissioner Bryant as being absent.

VOTE: 6-0, Motion Passed.

**7. Consideration and possible action recommending the approval of the Stone Creek Ranch Unit 2C Tree Plan.**

MOTION: Made by Commissioner Balli, seconded by Vice Chairperson Horwath to recommend approval of the Stone Creek Ranch Unit 2C Tree Plan.

VOTE: 6-0, Motion Passed.

**8. Consideration and possible action recommending the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 54 single-family residential lots, generally located north-west of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Bryant, to recommend approval of the Preliminary Plat of Stone Creek Ranch Unit 2C with the following conditions:

1. Remove reference to San Antonio Planning Commission and Unified Development Code from the plat note above the engineer's seal. The proposed plat is governed by old subdivision regulations.
2. On the preliminary plat, add drainage reserves where concentrated drainage features are to be located and crossing multiple property lines, update acreage accordingly.

VOTE: 6-0, Motion Passed.

**9. 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.

**10. Consideration and possible action on canceling the March 24<sup>th</sup> special meeting and setting additional special meetings for discussion of proposed amendments to the City's Unified Development Code.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Bryant to cancel the March 24<sup>th</sup> special meeting and setting April 19<sup>th</sup>, April 26<sup>th</sup>, May 17<sup>th</sup>, and May 26<sup>th</sup> as special meeting dates of the P&Z Commission for discussion and approval of proposed amendments to the City's Unified Development Code.

VOTE: 6-0, Motion Passed.

**ADJOURNMENT**

Chairperson Barnes adjourned the meeting at 8:57 PM.

ATTEST:

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

\_\_\_\_\_  
Christina Picioccio, TRMC, City Secretary



**PLANNING & ZONING CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**April 14, 2022**

**AGENDA TOPIC:** Consideration and possible action recommending 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

**DATE:** April 14, 2022

**DEPARTMENT:** Public Works and Engineering Services

**PRESENTED BY:** Katherine Schweitzer, P.E., Manager of Engineering Services

**SUMMARY:**

The purpose of this Final Plat is to create 18 residential lots, one private street (Kearney Ridge), and one reserve that will be maintained as green belt, drainage easement, open space, and underground utility easements. The lot sizes range from 0.22 acres to 0.38 acres. All lots in the proposed subdivision are 80' wide.

The subdivision is generally located north-east of the intersection of Dietz Elkhorn Road and Elkhorn Ridge (see attached **Exhibit A: Location Map Elkhorn Ridge Unit 7**). Street access to the subdivision will be provided from Kearney 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 proposed plat is in conformance with the Development Agreement.

The table shows the status of the entire development as of March 2022.

**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 open space exhibits (**Exhibits E and F**) show the amount and location of open space. As per the Open Space Plan provided by the applicant and dated March, 2019, the open space requirement for Unit 7 is 1.36 acres and the plat meets this requirement. **Exhibit G** shows an aerial view of the Elkhorn Ridge development. The street providing access to this subdivision is constructed and has been accepted by the City.

The parcel has protected trees on site that need mitigation. The tree mitigation plan (Tree Plan) was approved prior to approval of the Preliminary Plat.

The Final Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, that 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 7 with the following conditions:

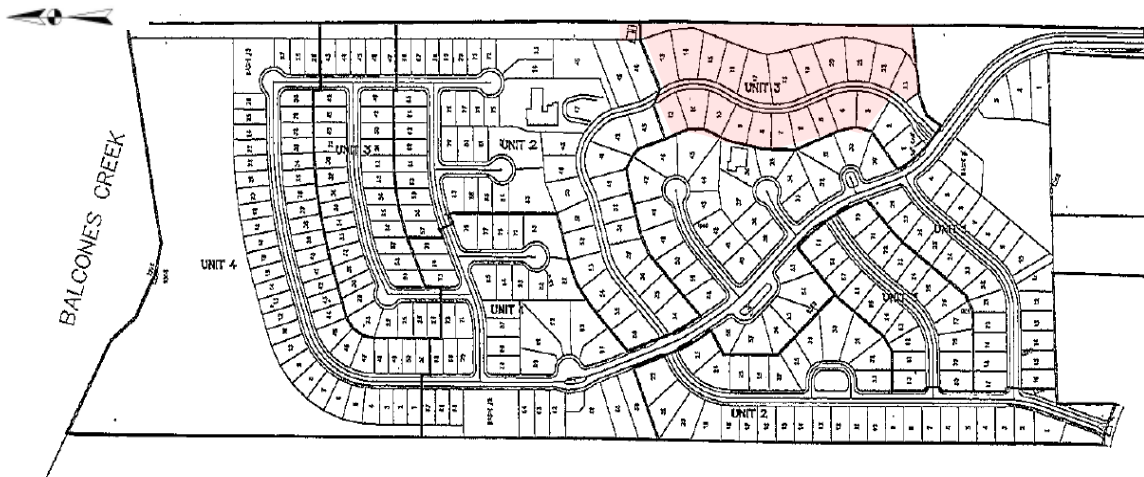
1. Resolve the discrepancy between tax certificate and the plat. Tax certificate shows 6.8 acres whereas the plat and Master Plan indicate 7.082 acres. (The shape matches, however, the area/acreage does not).
2. Correct the discrepancy in the area of the Reserve 914. Plat layout shows 1.37 acres whereas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

### Exhibit A: Location Map Elkhorn Ridge Unit 7



Source: Provided by the applicant

### Exhibit B: Approved Elkhorn Ridge Subdivision Master Plan (Unit 7 Highlighted)



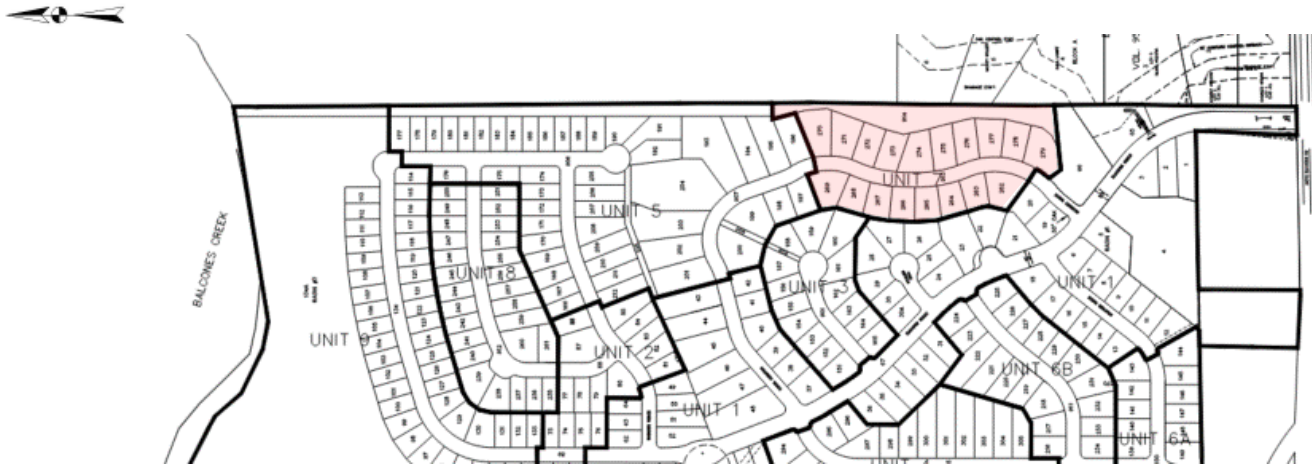
UNIT 1	25	28	38	3
UNIT 2	24	13	38	12
UNIT 3	25	19	27	9
UNIT 4	47	4	—	—
TOTAL	121	64	103	24

UNIT 2	87	8,300	4,060
UNIT 3	80	6,080	2,970
UNIT 4	51	3,080	1,470
TOTAL	318	23,720	14,120

Source: Development Agreement dated 2014



### Exhibit C: As Constructed - Elkhorn Ridge Subdivision Master Plan (Unit 7 Highlighted)



Source: Provided by the applicant – March 2022

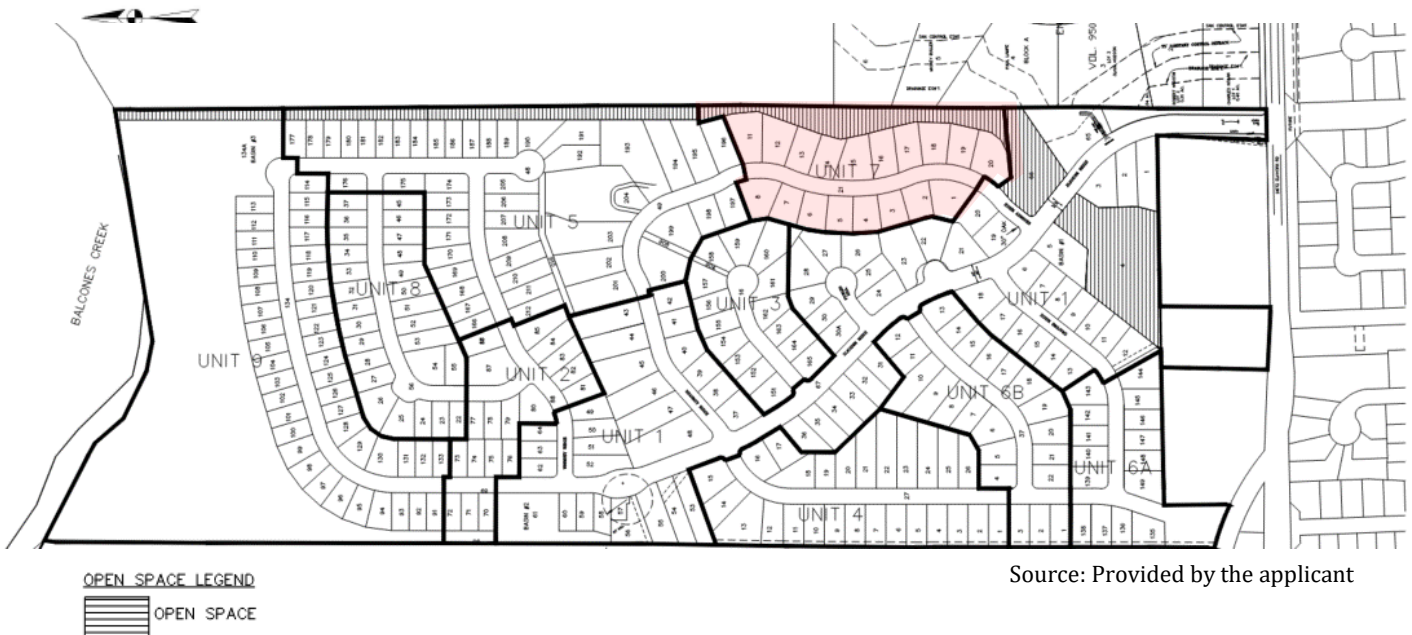
### Exhibit D: Elkhorn Ridge Subdivision - Progress Summary Table (March 2022)

	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	7.082	5.98	23.90	107.948
55' LOTS	135	11	18	1	35	—	—	—	27	43	
65' LOTS	113	36	—	15	25	—	15	22	—	—	
80' LOTS	44	14	—	—	12	—	—	18	—	—	
TOTAL	292	61	18	15	26	47	15	22	18	27	43
RECORDING DATA	V.0692/P.179	V.0714/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.

Source: Provided by the applicant

### Exhibit E: Elkhorn Ridge Subdivision Open Space Plan (Unit 7 Highlighted)



Source: Provided by the applicant

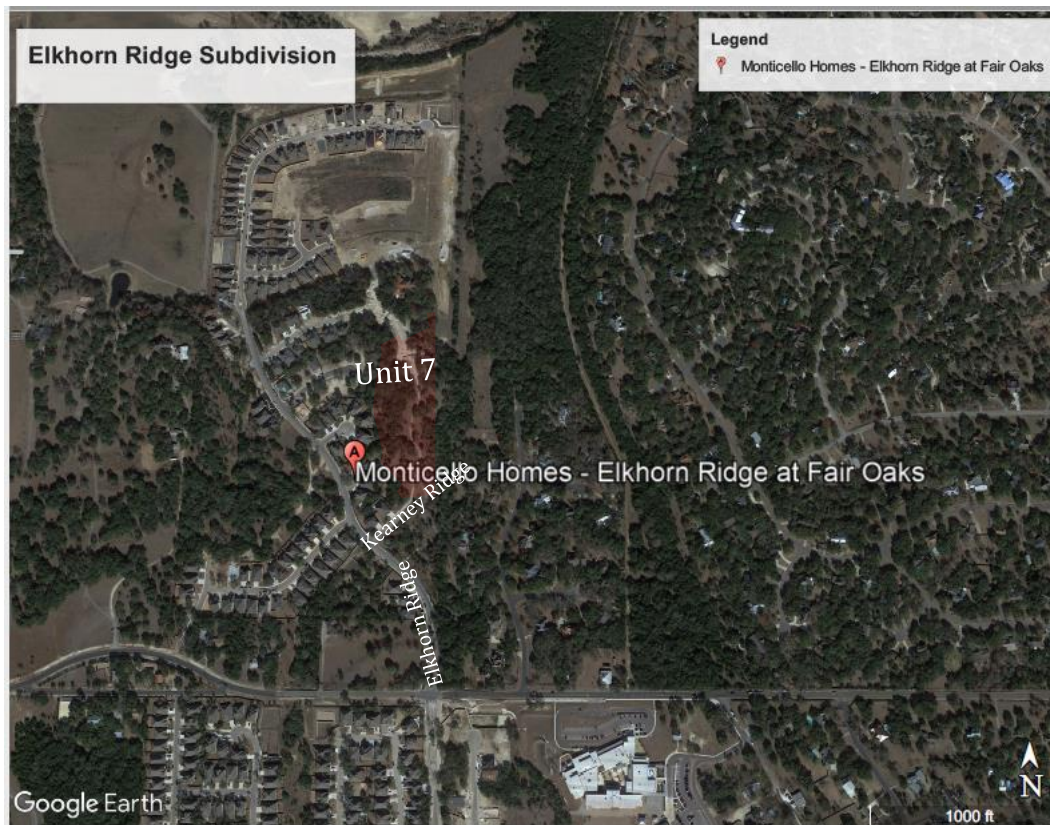
## Exhibit F: Open Space Requirement

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

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

Source: Provided by the applicant

## Exhibit G – Elkhorn Ridge Subdivision Aerial View (Unit 7 Highlighted)



**Attachments:**

1. Appendix A Universal Application
2. S11 Final Plat Specific Application Form
3. Letter of Intent
4. Elkhorn Ridge Unit 7 Subdivision Plat
5. Elkhorn Ridge Masterplan
6. Elkhorn Ridge Open Space Exhibit





## City of Fair Oaks Ranch

Attachment 1

Item #5.

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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

### UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

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

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

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

#### DEVELOPMENT INFORMATION

Project Name/Address/Location: Elkhorn Ridge Unit 7 Acreage: 7.08

Brief Description of Project: Residential Subdivision

Is property platted? ☒ No ☐ Yes Subdivision name: Elkhorn Ridge Unit 7 No. of Lots: 18

Recordation #: \_\_\_\_\_ Parcel(s) Tax ID#: 04708-000-0700

Existing Use: Single Family Proposed Use: Single Family

Current Zoning: Existing Residential One Proposed Zoning: Existing Residential One

Occupancy Type: \_\_\_\_\_ Sq. Ft: \_\_\_\_\_ Bed #: \_\_\_\_\_ Bath #: \_\_\_\_\_ Car Garage #: \_\_\_\_\_

Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

#### PROPERTY OWNER INFORMATION

Owner: Elkhorn Ridge SA, LLC

Address: 11 Lynn Batts Lane, Suite 100

Phone: (210) 828-6131

Contact Name: Lloyd A. Denton, Jr.

City/State/ZIP: San Antonio, Texas 78218

Email: plats@bitterblue.com

#### APPLICANT INFORMATION

Applicant/Developer: Bitterblue

Address: 11 Lynn Batts Lane, Suite 100

Phone: (210) 828-6131

Contact Name: Lloyd A. Denton, Jr.

City/State/ZIP: San Antonio, Texas 78218

Email: plats@bitterblue.com

#### KEY CONTACT INFORMATION

Name of the Individual: Paul A. Schroeder

Address: 12940 Country Parkway

Phone: (210) 349-3271

Contact Name: Vickrey & Associates, LLC

City/State/ZIP: San Antonio, Texas 78216

E-mail: pschroeder@vickreyllc.com

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

Signature: \_\_\_\_\_ Date: 8-3-21

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

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

DATE REC'D: 03/11/2022 BY: KGS

FEES PAID: N/A APPROVED BY: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

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

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

(Section 3.9 of the UDC)

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

**Subdivision and Property Development Related**

(Section 3.8 of the UDC)

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

**Site Development Related**

(Section 3.9 of the UDC)

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

Variance

- ☐ Policy ☐ Judicial\* - Form S20  
☐ Sign Special Exception/Appeal to an Administrative Decision  
☐ Administrative Exception  
☐ Permit for Repair of Non-Conforming Use/Building  
☐ Letter of Regulatory Compliance  
☐ On-Site Sewage Facility Permit (OSSF)  
☐ Certificate of Occupancy (CO)\* - Form S21  
☐ Relief from Signage Regulations  
☐ Group Living Operation License\* - Form S22  
☐ Grading/Clearance Permit - Form S23

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

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

**Residential**

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

**Others**

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

**Inspections**

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

**Water- Wastewater Service**

- ☐ Connect/ Disconnect Form\* - Form S39

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

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

**Application Checklist for all Applications**

- ☒ Universal Application Form (Form UA).  
☒ Items listed in the checklist for the Specific Application Form (Form S#) <sup>1</sup>. (Please make sure the boxes are checked)

N/A Application Processing Fees and other application fees.

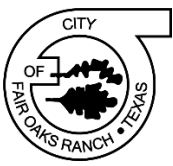
- ☒ Letter of intent explaining the request in detail and reason for the request.

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

N/A Site plan and shapefile drawings (if applicable) for the property

- ☒ Location map clearly indicating the site in relation to adjacent streets and other landmarks  
☒ One (1) copy of proof of ownership (recorded property deed or current year tax statements)  
☒ One (1) USB drive containing the general required documents in Adobe PDF format (if required)

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



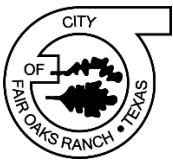
# S11

## 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 othersuitable 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 forPublic 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 anyexisting 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 against the land. The dedications must be absolute. In leiu 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.

December 1, 2021

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

Re: Elkhorn Ridge Unit 7  
Final Plat Submittal  
V&A Project No. 2752-011-051

Dear Ms. Schweitzer,

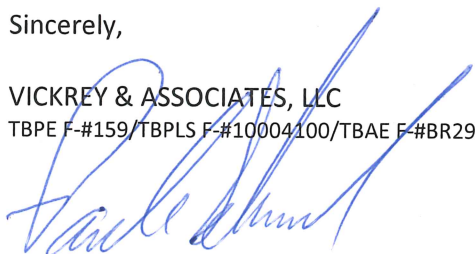
This submittal is to subdivide the following:

Being a 7.08-acre (308,501 square feet) political subdivision out of the remainder of a called 27.31-acre tract of land conveyed from Gerald W. Rentz, Jr. and wife Lisa Rentz to Elkhorn Ridge SA, LLC by Warranty Deed dated November 22, 2013 and recorded in Volume 16450, Page 2155, Official Public Records of Real Property (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), and out of the remainder of a called 28.03-acre tract of land conveyed from Sanford A. Jennings and wife Patricia K. Jennings to Elkhorn Ridge SA, LLC, by Warranty Deed dated November 22, 2013 and recorded in Volume 16453, Page 300, O.P.R.

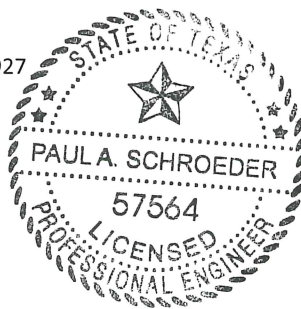
The Elkhorn Ridge Unit 7 subdivision will contain 18 lots.

Sincerely,

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

  
Paul A. Schroeder, PE, RPLS  
Residential Division Manager

PAS/ksh



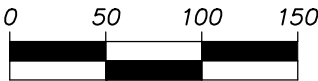
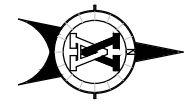


FINAL  
SUBDIVISION PLAT ESTABLISHING  
ELKHORN RIDGE UNIT 7

BEING 7.082-ACRE (308,501 SQUARE FEET) POLITICAL SUBDIVISION OUT OF THE REMAINDER OF A 27.31-ACRE TRACT OF LAND FROM GERALD W. RENTZ, JR. AND WIFE LISA RENTZ TO ELKHORN RIDGE SA, LLC BY WARRANTY DEED DATED NOVEMBER 22, 2013 AND RECORDED IN VOLUME 16450, PAGE 2155, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.) OF BEXAR COUNTY, TEXAS (ALL RECORDS CITED HEREIN ARE RECORDED IN BEXAR COUNTY, TEXAS.) AND OUT OF THE REMAINDER OF A CALL 28.03-ARCE TRACT OF LAND CONVEYED FROM SANFORD A. JENNINGS AND WIFE PATRICIA K. JENNINGS TO ELKHORN RIDGE SA, LLC, BY WARRANTY DEED DATED NOVEMBER 22, 2013 AND RECORDED IN VOLUME 16453, PAGE 300, O.P.R., ALL SAID TRACTS BEING OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, COUNTY BLOCK 4708, CITY OF FAIR OAKS RANCH, BEXAR COUNTY, TEXAS.

REASON FOR FINAL SUBDIVISION PLAT:  
TO CREATE 18 RESIDENTIAL LOTS, 1 PRIVATE STREET, AND 1 OPEN SPACE RESERVE 914 GREENBELT (1.36-AC) CONTAINING A TOTAL OF 7.082 ACRES.

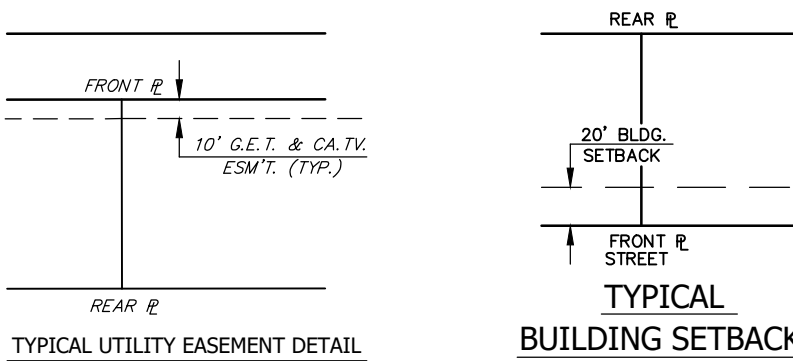
SCALE: 1"=100'



**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



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

STATE OF TEXAS  
COUNTY OF BEXAR

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

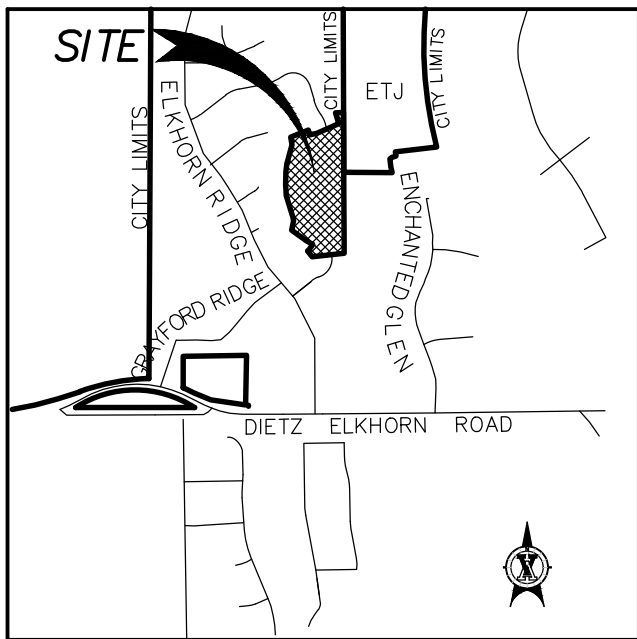
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

NOTARY PUBLIC  
STATE OF TEXAS

THIS PRELIMINARY PLAT OF ELKHORN RIDGE UNIT 7 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 \_\_\_\_\_ CITY SECRETARY



LOCATION MAP  
NOT TO SCALE

LINE	LENGTH	DIRECTION
L7	50.00	N57°33'28"W
L8	22.12	S11°08'17"E
L9	45.79	N20°44'19"W
L10	52.86	N08°02'22"W
L11	50.00	N79°40'32"E
L12	30.05	S13°56'45"E
L13	78.46	S10°23'30"W
L14	68.75	S07°52'39"E
L16	15.90	S17°42'15"W
L17	39.05	S40°02'00"W
L18	55.69	S85°10'56"W
L19	31.68	N02°37'58"E
L20	31.68	S02°37'58"W
L23	13.22	N00°17'13"E
L24	13.22	S00°17'13"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C5	11°40'41"	275.00'	56.05'	28.12'	N38°16'52"E	55.95'
C6	10°47'06"	175.00'	32.94'	16.52'	S15°43'01"E	32.89'
C7	37°58'14"	225.00'	149.11'	77.41'	S13°27'25"W	146.40'
C8	23°54'44"	475.00'	198.24'	100.58'	S9°19'24"E	196.80'
C9	22°33'52"	475.00'	187.07'	94.76'	S13°54'54"W	185.86'
C10	24°54'37"	175.00'	76.08'	38.85'	S12°44'32"W	75.49'
C11	10°36'41"	175.00'	32.41'	16.25'	S5°01'08"E	32.36'
C12	10°36'41"	225.00'	41.67'	20.90'	S5°01'08"E	41.61'
C13	24°54'37"	225.00'	97.82'	49.70'	N12°44'32"E	97.05'
C14	22°33'52"	425.00'	167.38'	84.79'	S13°54'54"W	166.30'
C15	23°54'44"	425.00'	177.37'	90.00'	N9°19'24"W	176.09'
C16	53°43'17"	275.00'	257.84'	139.28'	N5°34'53"E	248.50'

- 1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 5' WATER EASEMENT
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 621)
- 4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9692, PG. 180)
- 5 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9692, PG. 181)
- 6 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 856)

**FLOODPLAIN VERIFICATION:**  
A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 481644C0085F EFFECTIVE DATE SEPT 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. CITY OF FAIR OAKS RANCH - NUMBER 481644 PANEL # 0085 F

**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.

**EDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY SAWS.

**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.

**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 SAN ANTONIO.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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.

03-21-2022  
REGISTERED PROFESSIONAL LAND SURVEYOR #5160

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.

03-21-2022  
LICENSED PROFESSIONAL ENGINEER #57564

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.

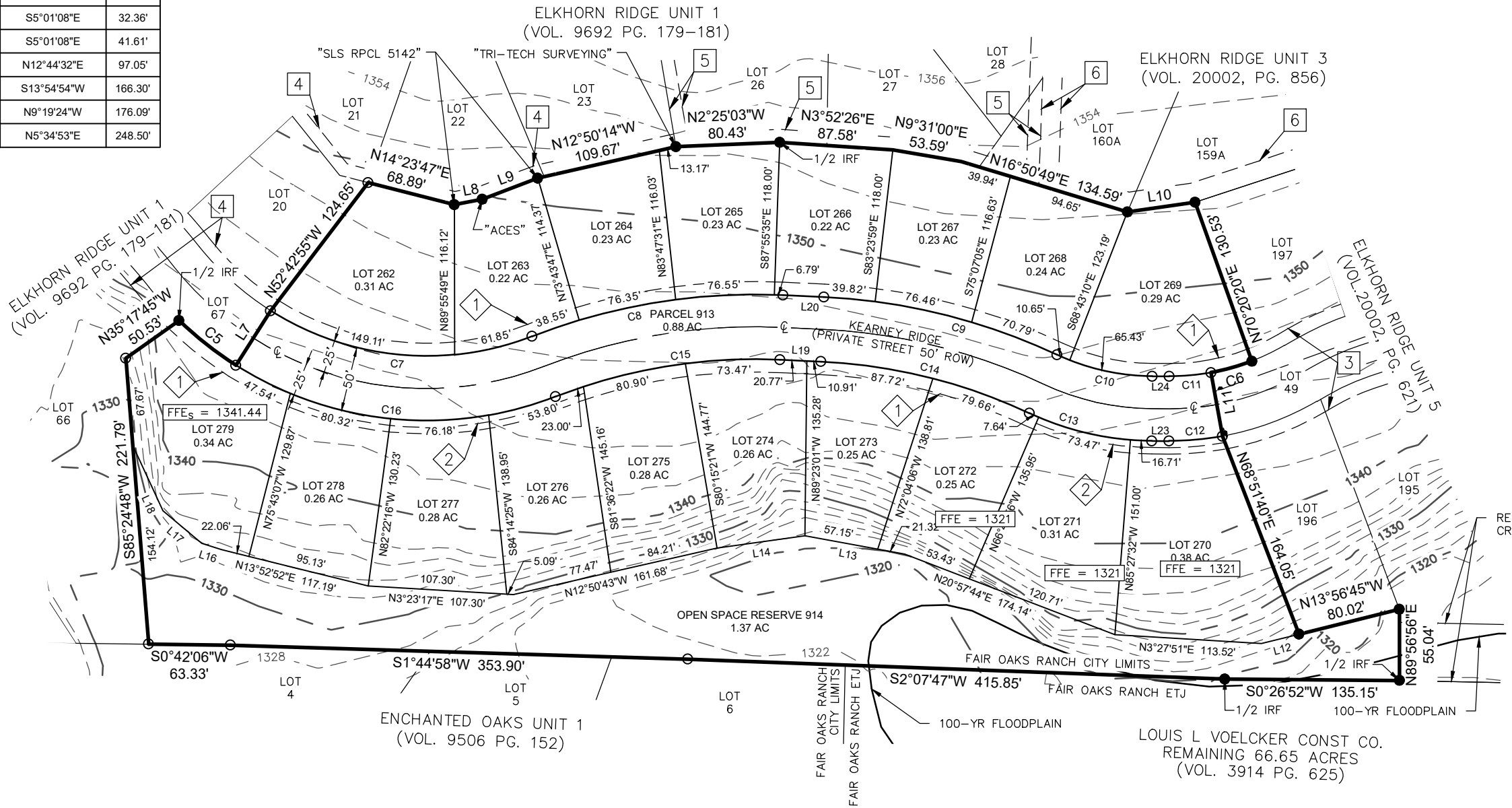
THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

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.

**ZONING DESIGNATION NOTE:**

THIS PLAT AREA IS CURRENTLY ZONED AS EXISTING RESIDENTIAL 1.



RESERVE 914 IS DESIGNATED AS AN OPEN SPACE GREENBELT AND UTILITY AND DRAINAGE EASEMENT. THESE RESERVES ARE NOT FOR RESIDENTIAL USE. THERE WILL BE NO HABITABLE STRUCTURES ALLOWED IN THESE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

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 CORR'D. SYSTEM. NAD 83

1/2" IRON RODS WITH "VICKREY PROP COR" SET AT ALL CORNERS UNLESS NOTED OTHERWISE, IRF DENOTES IRON ROD FOUND.

KEARNEY RIDGE (PARCEL 913) WILL BE PRIVATELY OWNED AND

18 RESIDENTIAL LOTS, 1 PRIVATE STREET, 1 OPEN SPACE GREENBELT RESERVE  
THIS PLAT WAS REVISED MARCH 21, 2022.

E MAINTAINED BY THE ELKHORN RIDGE HOA.

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 CAPS, 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.

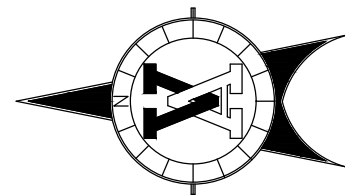
WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE 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.

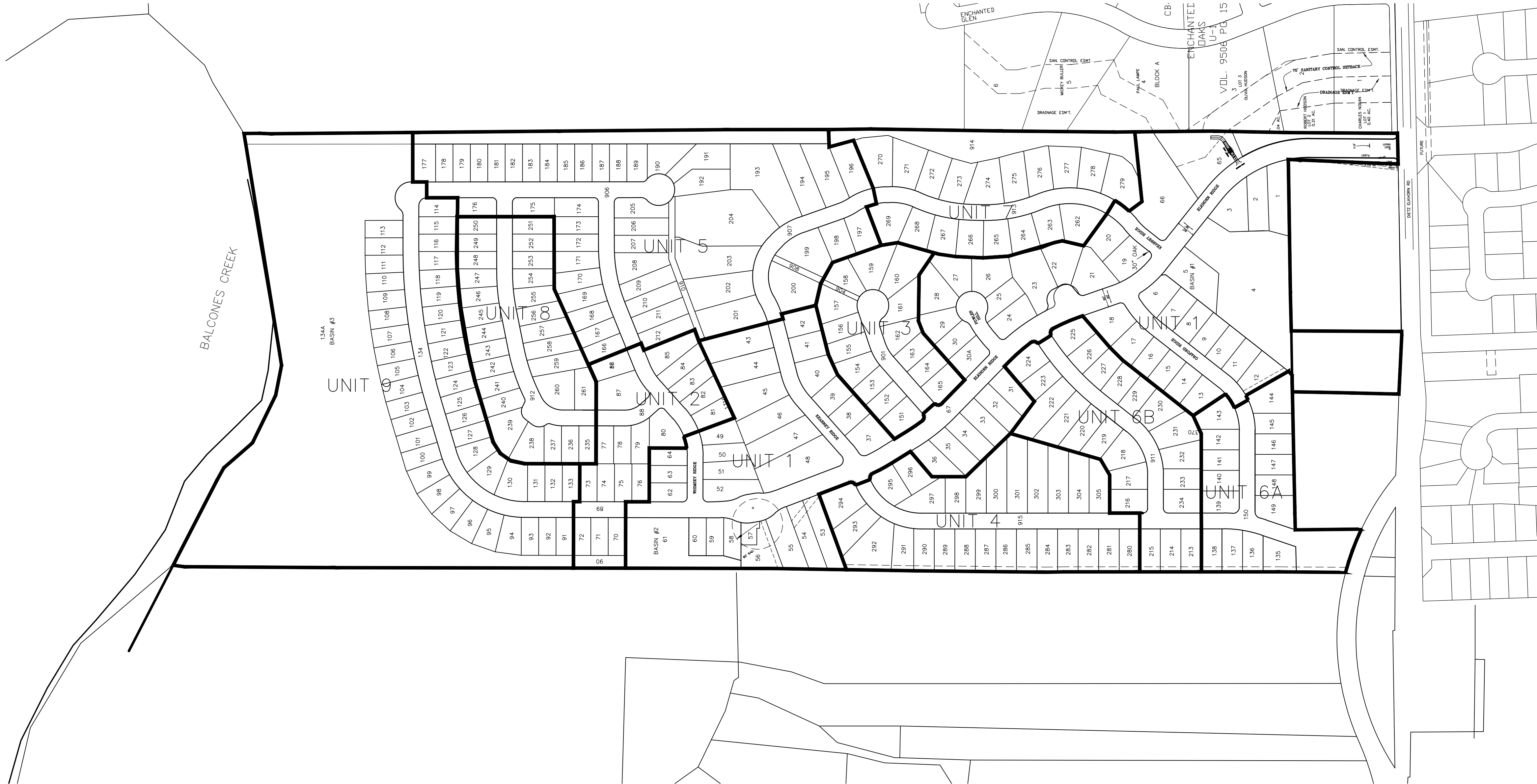
2. THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE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





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	7.082	5.98	23.90	107.948
55' LOTS	135	11	18	—	1	35	—	—	—	27	43	
65' LOTS	113	36	—	15	25	—	15	22	—	—	—	
80' LOTS	44	14	—	—	—	12	—	—	18	—	—	
TOTAL	292	61	18	15	26	47	15	22	18	27	43	
RECORDING DATA		V.9692/P.179	V.9714/P.123	V.20001/P.2218	FUTURE	V.20002/P.621	V.20001/P.1443	V.20002/P.1223	PRELIMINARY APPROVED	PRELIMINARY APPROVED	V.20001/P.1245	
CONSTRUCTION STATUS		COMPLETED	COMPLETED	COMPLETED	FUTURE	COMPLETE	COMPLETED	COMPLETE	FUTURE	FUTURE	COMPLETED	
TOTAL ROAD = 13,450 L.F.												

VICKREY & ASSOCIATES, LLC.

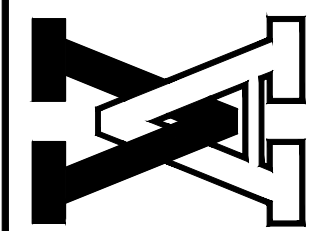
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway San Antonio, TX 78216

Telephone: (210) 349-3271

Firm Registration No: F-159

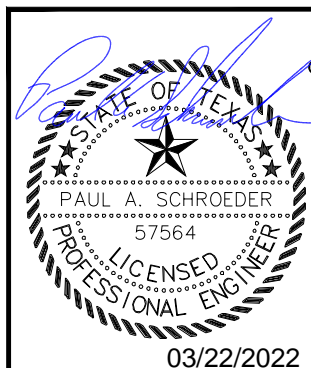


ELKHORN RIDGE

WATER CONSTRUCTION

ELKHORN RIDGE

MASTER PLAN



DATE: MARCH 21, 2022

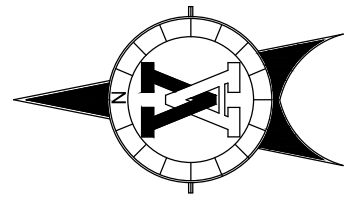
Vertical Scale 1"=N/A  
Horizontal Scale 1"=200'

0 100' 200' 300'

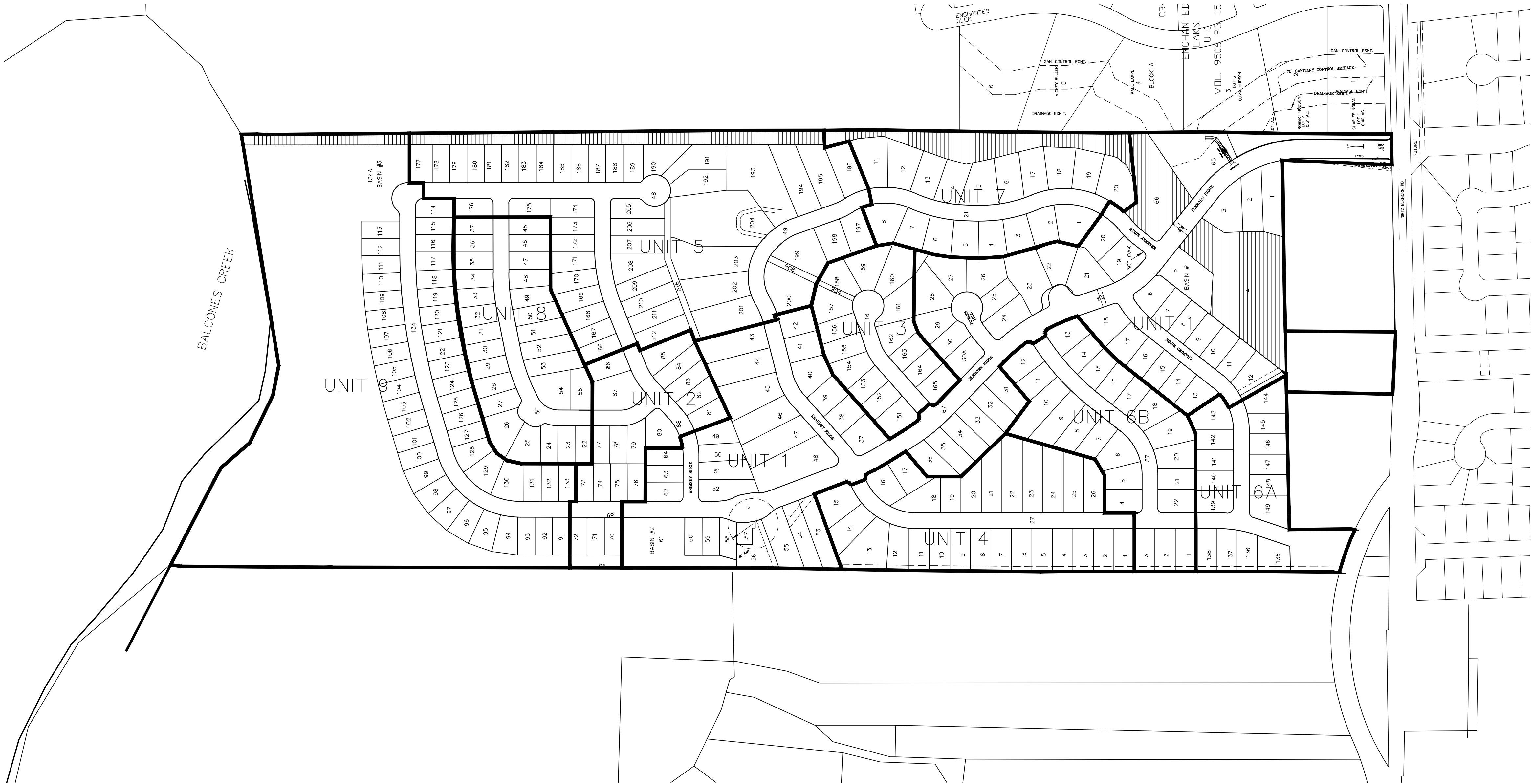
SHEET 1 OF 1

PROJ. NO. 2752-011

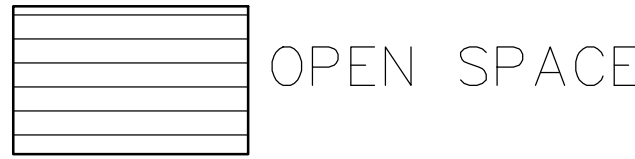




SCALE: 1"=200'



OPEN SPACE LEGEND



OPEN SPACE 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	2020
6A	0	2019
6B	0	UNKNOWN
7	1.36	UNKNOWN
8	0	UNKNOWN
9	0.43	2019
TOTAL	6.13	

ALL CURRENT AND FUTURE OPEN SPACE WILL DE DEICATED TO ELKHORN RIDGE HOA.

VICKREY & ASSOCIATES, INC.

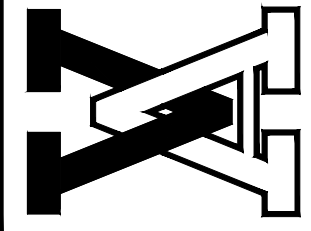
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway San Antonio, TX 78216

Professional Seal No. F-149

TBPLS Firm Registration No.: 10004100

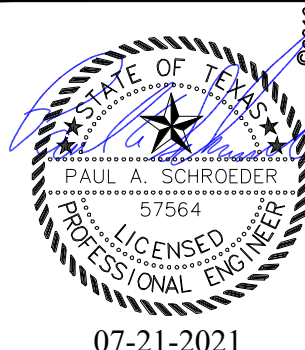


PREPARED FOR:



ELKHORN RIDGE

OPEN SPACE PLAN



DATE: MARCH 2019

Vertical Scale 1"=N/A  
Horizontal Scale 1"=200'

SHEET OF

PROJ NO. 2752-003