



## CITY OF FAIR OAKS RANCH

# PLANNING AND ZONING COMMISSION MEETING

Thursday, May 09, 2024 at 6:30 PM

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

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## AGENDA

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### OPEN MEETING

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

### CITIZENS and GUEST FORUM

*To address the Commission, please sign the Attendance Roster located on the table in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, the P&Z Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.*

3. Citizens to be heard.

### CONSENT AGENDA

All of the following items are considered to be routine by the P&Z Commission, there will be no separate discussion on these items and will be enacted by one motion. Items may be removed by any Commissioner by making such request prior to a motion and vote.

4. Approval of the April 11, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

### PUBLIC HEARING

5. To receive public testimony on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.

1. Planning and Zoning Commission (P&Z) Chairperson opens the public hearing
2. Staff presentation of the FLUM Amendment request
3. Applicant presentation of the FLUM Amendment request
4. P&Z receives public testimony for/against the proposed FLUM Amendment request with the P & Z Chairperson serving as the presiding officer
5. P&Z Chairperson closes the public hearing
6. P&Z discusses the request, inclusive of asking questions of the owner and staff

Lee Muñoz, P.E., CFM, Manager of Engineering Services

6. To receive public testimony on a rezoning amendment application (ZC 2024-01) submitted by applicant Sitterle Homes on behalf of the owner of Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.

1. Planning and Zoning Commission (P&Z) Chairperson opens the public hearing
2. Staff presentation of the proposed zone change application
3. Applicant presentation of the proposed zone application
4. P&Z receives public testimony for/against the proposed zone change application
5. P&Z Chairperson closes the public hearing
6. P&Z discusses the request, inclusive of asking questions of the applicant and staff

Lee Muñoz, P.E., CFM, Manager of Engineering Services

**CONSIDERATION / DISCUSSION ITEMS**

7. Consideration and possible recommendation on a proposed amendment to the Comprehensive Plan (Application No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates subdivision.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

8. Consideration and possible recommendation on a rezoning application (ZC No. 2024-01) submitted by applicant Sitterle Homes on behalf of the property owner, Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.

Lee Muniz, P.E., CFM, Manager of Engineering Services

**PRESENTATIONS**

9. City Council review of proposed Unified Development Code amendments.

Scott M. Huizenga, ICMA-CM, City Manager

**REQUESTS**

10. Request for P&Z commission topic needing information/research.

**ADJOURNMENT**

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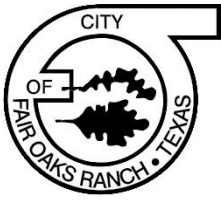
**Signature of Agenda Approval:** s/Carole Vanzant

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, May 3, 2024 and remained so posted continuously for at least 72 hours before said meeting was convened. A quorum of City Council and various boards, committees, and commissions may attend the Planning & Zoning Commission meeting.

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 11, 2024 at 6:30 PM

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

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## MINUTES

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### OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes and Vice-Chairperson David Horwath

Commissioners: Linda Tom, Eric Beilstein, Shawna Verrett, and Dale Pearson

Absent: 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.

*Commissioner Balli arrived at 6:39 PM*

### CITIZENS and GUEST FORUM

3. **Citizens to be heard.**

- Teal Harris, resident, spoke regarding horse properties and the definition of non-commercial stables and questioned why its management couldn't be handled with deed restrictions. She also requested not putting restrictions on existing homeowners if they sell their properties.
- Tim Taylor, resident, encouraged the Commission to be mindful when making decisions on defining commercial/non-commercial stables and asked that restrictions on owners of horses and other animals be in line with recent legislation that protect animal owner's rights.

### CONSENT AGENDA

4. **Approval of the March 14, 2024 Planning and Zoning Commission Regular Meeting Minutes.**

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

VOTE: 7-0, Motion Passed.

### WORKSHOP

5. **Prioritizing remaining Unified Development Code policy amendments.**

Lee Muniz, P.E., Manager of Engineering Services, led a workshop with the Commission regarding the prioritization of the remaining UDC policy amendments. Staff will present these recommendations to Council, for their approval, at an upcoming City Council meeting.

**REPORTS**

**6. City Council Amendment to Ordinance 2018-03 establishing Planning & Zoning Commission (P&Z) and Resolution 2024-15 Rules of Procedure.**

Christina Picioccio, TRMC, City Secretary, reported that the City Council approved P&Z recommended changes to the P&Z Rules of Procedure and announced Council’s intent to remove the property ownership requirement for P&Z members as identified in Ordinance 2018-03 and Resolution 2024-15.

*Chairperson Barnes requested that a summary report be provided by the City Manager at future meetings relating the most recent items presented to City Council.*

*Commissioner Balli requested that the format of the agenda be modified to include a request for P&Z commission topics needing information/research to be placed prior to the adjournment section.*

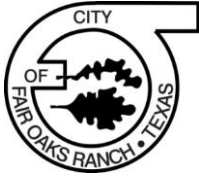
**ADJOURNMENT**

Chairperson Barnes adjourned the meeting at 7:52 PM.

ATTEST:

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

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




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## PLANNING & ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: To receive public testimony on a proposed amendment to the Comprehensive Plan (CPA No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates

DATE: May 9, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

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### **INTRODUCTION/BACKGROUND:**

The Texas Local Government Code (LGC) Chapter 213, Municipal Comprehensive Plans, authorizes a municipality to adopt a comprehensive plan for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. Chapter 5 of the Plan provides guidance and tools on land use. The tools to assist City Council and staff on land use include a Future Land Use Map (FLUM) and Zoning classifications. The City's Comprehensive Plan was adopted on June 21, 2018.

On April 17, 2024, staff received an application from the property owner for a FLUM amendment and rezoning. The current FLUM designation and corresponding zoning classification of RR recommends a minimum lot size of five (5) acres. In accordance with Chapter 4 of the city's Unified Development Code ("UDC"), consideration and action of the application must be taken after public hearings are held by the Planning and Zoning Commission and City Council where public testimony on the amendment request is heard.

A Water Supply Agreement executed between the City of Fair Oaks Ranch and the property owner in 2008 authorized 130 Living Unit Equivalents. A subdivision plat of the property was approved by City Council and recorded in 2011 establishing 130 single-family residential one-acre+ lots. By this Agreement, the appropriate FLUM designation for one-acre lots is NR and the corresponding zoning classification is NR.

Attached is a staff report providing complete information on the Amendment request.

### **PUBLIC HEARING:**

The sequence for conducting the public hearing is as follows:

1. Planning and Zoning Commission (P&Z) Chairperson opens the public hearing
2. Staff presentation of the FLUM Amendment request
3. Applicant presentation of the FLUM Amendment request
4. P&Z receives public testimony for/against the proposed FLUM Amendment request with the P & Z Chairperson serving as the presiding officer

- 5. P&Z Chairperson closes the public hearing
- 6. P&Z discusses the request, inclusive of asking questions of the owner and staff

**NEXT STEPS:**

Planning and Zoning

- Conduct a public hearing on the application for a zoning classification change (rezoning).
- Move onto the consideration item to discuss the FLUM Amendment and Re-zoning classification requests and make recommendations for City Council consideration.

City Council

- Conduct its public hearings (June 6, 2024).
- Consider the FLUM Amendment and zoning classification changes along with the P&Z recommendations (June 20, 2024).

**LEGAL ANALYSIS:**

The attached staff report and public hearing demonstrates compliance with the requirements as prescribed in the LGC and the city’s UDC.

**STAFF REPORT**

**To:** Planning and Zoning Commission

**From:** Public Works and Engineering Department

**Date:** May 9, 2024

**Re:** Request to amend the Future Land Use Map contained in the Comprehensive Plan (Application No. CPA# 2024-01) - A request from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C. to change the Future Land Use Map designation of approximately 149 acres generally located north of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates subdivision, from Rural Residential (RR) to Neighborhood Residential (NR)

**SUMMARY:**

The applicant is requesting an amendment to change the land use designation of the subject property. The Future Land Use Map (FLUM) contained in the Comprehensive Plan designates the subject property as Rural Residential (RR) and the property is zoned Rural Residential (RR). The minimum lot size required is 5 acres.

The property is governed by an existing Water Supply Agreement that was approved prior to the adoption of the 2018 Comprehensive Plan and zoning regulations. Based on the lot density contained in the Agreement, the subsequent subdivision plat created one-acre lots.

The applicant is requesting this amendment to change the land use designation to Neighborhood Residential (NR), which is the appropriate designation for one-acre single-family residential lots. As the next step, the applicant is requesting a zone change to Neighborhood Residential (NR) that would be in conformance with this requested land use designation of NR.

**SITE HISTORY:**

Previous approvals on the subject property are:

- October 19, 2006 - Ordinance 153.0 accepting the City of San Antonio’s Ordinance 2006-6-29-9772 releasing approximately 3,258 acres of property directly adjacent to the North, East, and Southwest of Fair Oaks Ranch city limit line from the City of San Antonio’s Extraterritorial Jurisdiction was approved.
- October 19, 2006 - Ordinance 154.0 voluntarily annexing the subject Property into the City of Fair Oaks Ranch was approved.
- September 2, 2008 - Water Supply Agreement for 15 years is executed between Oak Bend Forest, LC and the City of Fair Oaks Ranch for the reservation of water service capacity for 130 single-family Living Unit Equivalents (“LUE’s”) on 149 acres.
- September 23, 2008 - The City and GBRA enter into a Second Amendment to the 2000 Agreement to increase the Raw Water Reservation amount by 250 acre-feet per year and the Annual Commitment by 50-acre feet per year.
- February 17, 2011 - The City Council approved a Subdivision Plat of Oak Bend Estates consisting of 130 one+ acre lots. Shortly thereafter, the plat was recorded in Comal County.

- February 16, 2017 – Ordinance 2017-02 amended Chapter 1; Article 1.02 of the City’s code of ordinances by adopting vested rights pursuant to LGC 245 (Vested Rights). It provides an opportunity for landowners or developers to “grandfather” or “vest” government regulations that apply to development at the time of the filing of a permit application.
- May 2018 – The Planning & Zoning Commission (“P&Z”) approved and advanced a preliminary report creating draft zoning district boundaries, inclusive of a draft zoning map. The City Council received the P&Z’s preliminary report and a joint public hearing on May 21, 2018 was conducted with no action taken.
- June 2018 – The P&Z approved and advanced a final report to the City Council creating zoning district boundaries, inclusive of a zoning map. Ordinance 2018-05 adopting zoning district boundaries is approved by City Council. The zoning map designated the subject property as Rural Residential (5+ acre lots) creating a conflict with the Agreement.
- October 17, 2022 – The City confirms a vested right does exist for the Oak Bend Estates project as of September 2, 2008 (plat recordation date).
- March 21, 2024 – Resolution 2024-13 extended the 2008 Water Supply agreement for 110 single-family Living Unit Equivalents, reducing the number of lots from 130. Doing so preserves the geological features on the property.
- April 3, 2024 – In accordance with the 2011 recorded plat, the property owner files a Future Land Use Amendment application requesting NR land use designation and Rezoning application requesting NR zoning designation.

**REASON FOR THE REQUEST:**

To develop the subdivision with one-acre lots as per the existing Agreement, the applicant is requesting a FLUM land use designation amendment and zone change designation to NR. Per the UDC, any zone change must be in accordance with the FLUM. The land use designation and zoning changes must occur before the applicant can submit a replat designating a reduced number of lots. This amendment will remove the conflict between the approved existing Agreement and the FLUM, allowing for the appropriate development of the property.

	Current	Proposed
FLUM Designation	RR	NR
Zoning	RR	NR

**PUBLIC NOTICES/COMMENTS:**

As required, a notice of the public hearing was published in the Boerne Star newspaper on April 21, 2024. Additionally, abutting residents were notified via US Mail. Staff will provide a summary of responses received from the public at the public hearing.



**CRITERIA FOR REVIEW:**

The Comprehensive Plan Amendment, Section 3.7 (1) of the Unified Development Code (UDC) states:

“In determining whether to approve, approve with modifications, or disapprove a proposed amendment, the City Council will consider the following matters regarding the proposed amendment:

- i. Whether the proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City.*
- ii. Whether the proposed amendment is consistent with the Future Land Use element of the most recent version of Comprehensive Plan.*
- iii. Whether the proposed amendment is consistent with other goals and objectives of the Comprehensive Plan.*
- iv. Unified Development Code Compliance. No requirement of the procedure for Comprehensive Plan or Code amendments may govern if in conflict with specific provisions of this Code or Comprehensive Plan. Any potential conflict between the proposed amendment(s) and the UDC or other parts of the Comprehensive Plan should be dealt with prior to (or as part of) the adoption of any amendment.*
- v. Other criteria deemed relevant and important by the City Council in relationship to the proposed amendment in taking final action on the proposed amendment.*

**STAFF RECOMMENDATION:**

Staff recommends the P&Z considers the following in approving this proposed Comprehensive Plan amendment:

- A. The proposed amendment will accurately reflect the approved Agreement for the property that preceded adoption of the Comprehensive Plan and UDC (zoning).
- B. The proposed amendment will permit the appropriate zoning classification of NR to be placed on the property and will permit lot sizes as approved in the Agreement for the property.
- C. With approval of the subsequent zone change request any potential conflicts of proposed amendments with the UDC, Comprehensive Plan, or approved Agreement will be eliminated.
- D. Additionally, reduction of lots from 130 to 110 will enable preservation of geological features on site and provide a second emergency entrance/exit to the development.

**Exhibits**

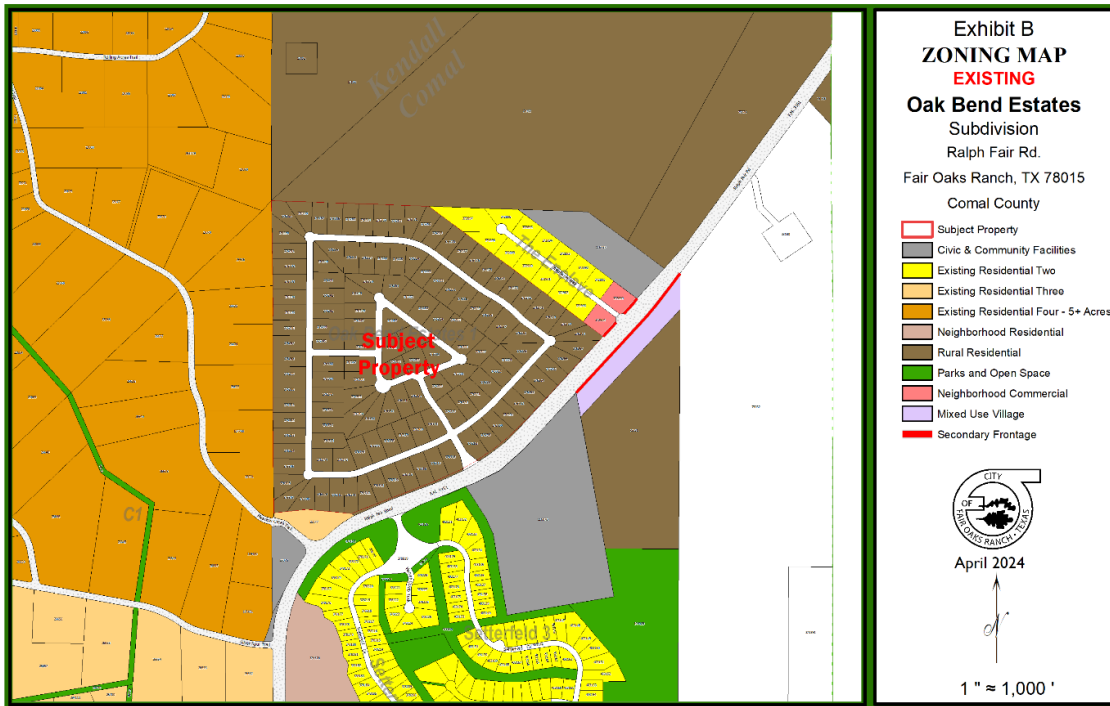
- A. Subject Property Aerial Map
- B. Future Land Use Map (FLUM) - Existing and Proposed
- C. Zoning Map - Existing and Proposed
- D. Notification Map
- E. Universal Application and Specific Application (Rezoning/FLUM Amendment) including Supporting Documents
- F. Property Owner Response Map
- G. Property Owner Comment Forms

# EXHIBIT A



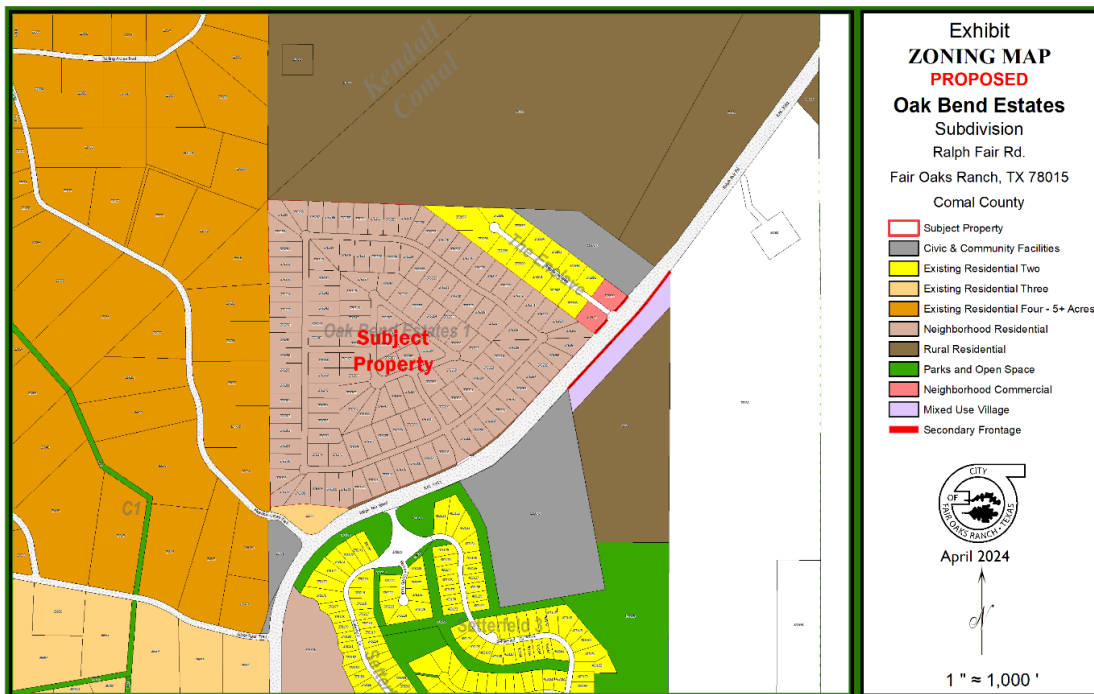
Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated 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.

Existing Zoning Map



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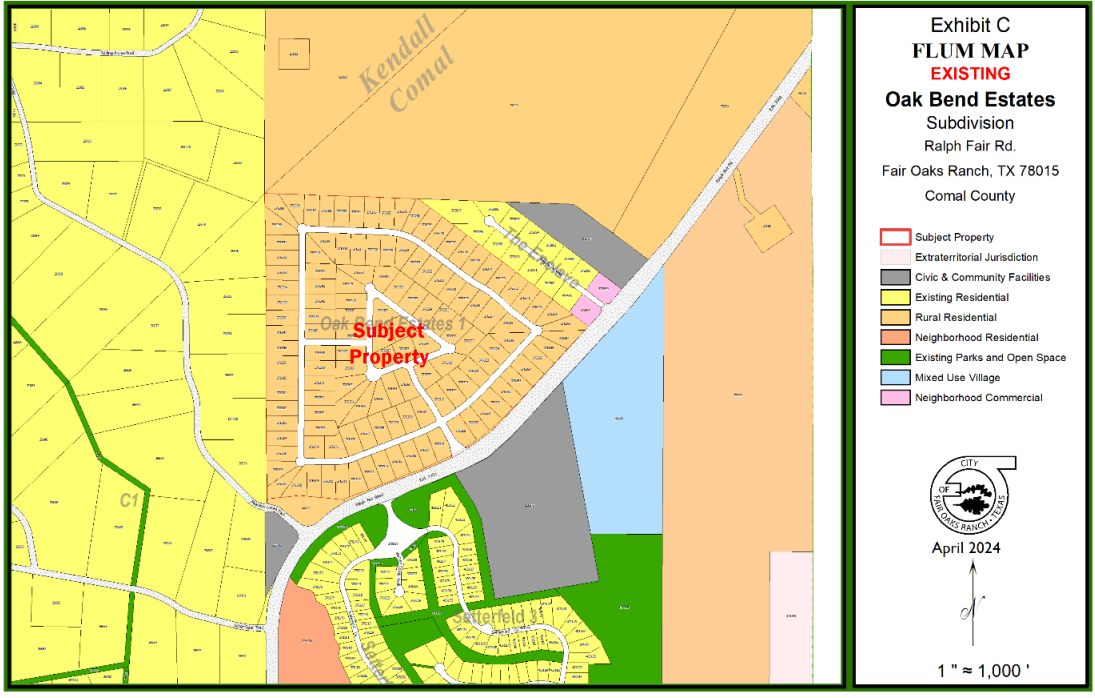
Proposed Zoning Map



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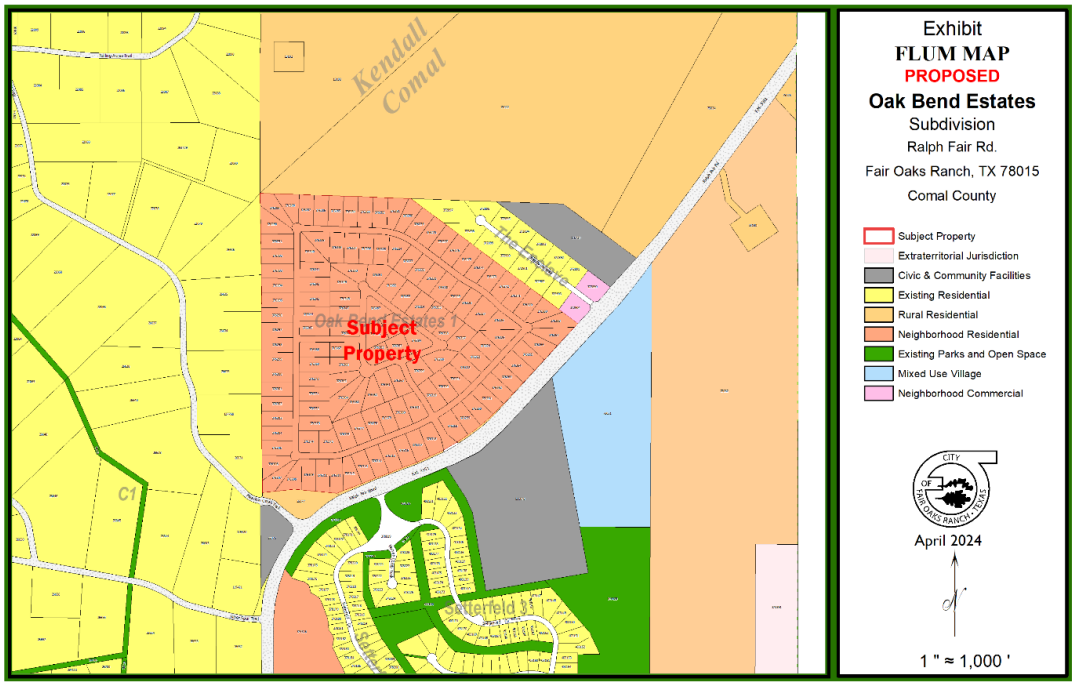
# Exhibit C

## Existing FLUM Map



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## Proposed FLUM Map

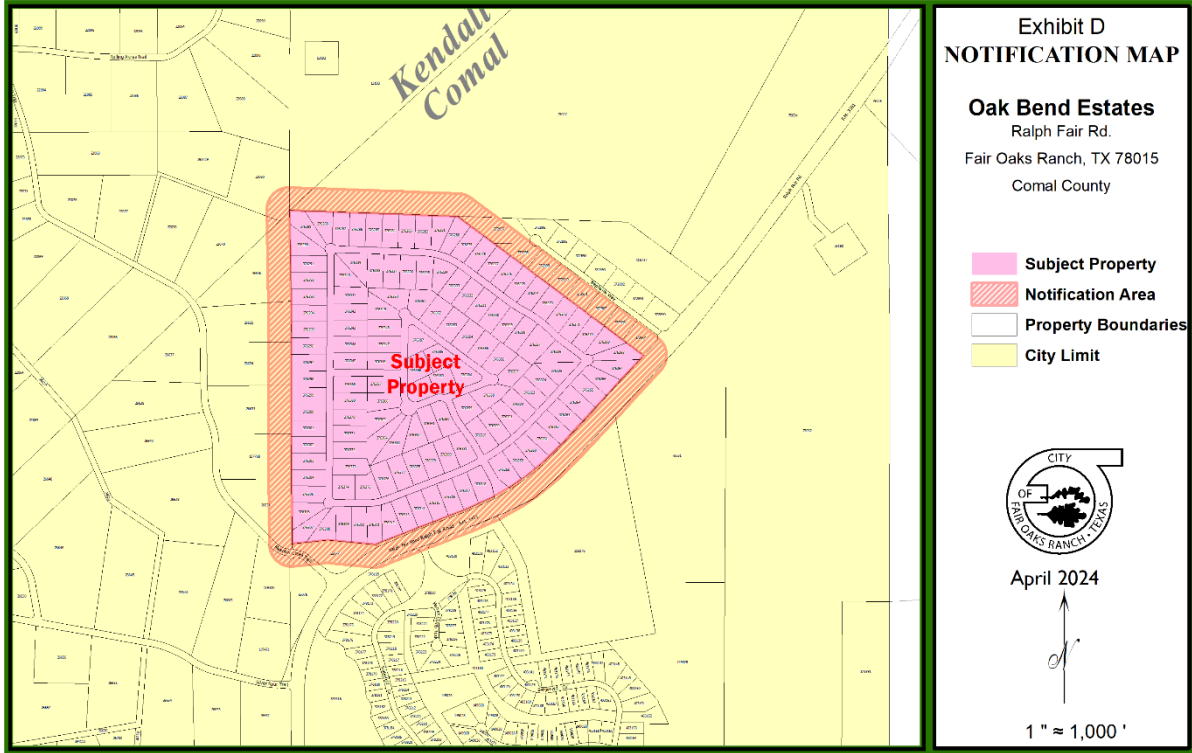


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Exhibit D

Notification Map



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**KG** KILLEN, GRIFFIN & FARRIMOND  
ATTORNEYS AT LAW

April 3, 2024

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

RE: **Letter of Intent**, in connection with a Rezoning Application and Future Land Use Map Amendment for Certain Property, Consisting of Approximately 149 Acres (the "Subject Property"), Located at intersection of Ralph Fair Road and Honeycomb Rock in the municipal corporate boundaries of the City of Fair Oaks Ranch ("City"), Comal County ("County"), Texas

To whom it may concern:

On behalf of the landowner of the Subject Property, **Oak Bend Forest, L.C.**, a Texas limited liability company (the "Owner"), we are providing this Letter of Intent for the Owner's rezoning and future land use map amendment requests for the Subject Property. More specifically, the Subject Property is currently zoned and has a land use designation of Rural Residential ("RR"), which restricts minimum lot sizes to five (5) acres. Rezoning the Subject Property to Neighborhood Residential ("NR") and amending its land use designation to Neighborhood Residential ("NR") will allow for the development of the proposed "Project," as further described herein.

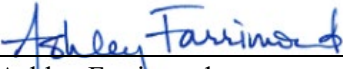
In 2008, the Owner entered into a Water Supply Agreement ("Agreement") with the City. The Agreement anticipated one hundred thirty (130) residential lots. The Subject Property was then platted with minimum one (1) acre lots in 2011 (Doc.# 201106015175). After the Agreement and plat were approved, the City zoned the Subject Property inconsistent with these documents. We respectfully request that this be corrected, and the zoning be consistent with the previously approved one (1) acre lots.

The Owner proposes to develop a single-family residential Project on the Subject Property, consisting of 106 homes. Each residential lot will have a minimum of one (1) acre, with connections to public water and individual septic systems. In short, the Project will be a high-quality development in the community that is consistent with the City's development objectives.

If there is any additional information or documentation that we can provide to assist in your review of this Letter of Intent, please do not hesitate to contact me at (210) 960-2750 or via email at: [ashley@kgftx.com](mailto:ashley@kgftx.com).

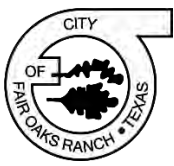
Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

  
\_\_\_\_\_  
Ashley Farrimond

# **Universal Application and Form S2 Checklist**





## S2 SPECIFIC APPLICATION FORM – REZONING/ FUTURE LAND USE MAP AMENDMENT

### Section 3.7 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 request. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location and boundaries of the proposed zoning. 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 zone change 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



City of Fair Oaks Ranch Exhibit E

Item #5.

7286 Dietz Bikhorn 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: Oak Bend Subdivision / Intersection of Ralph Fair Rd and Honeycomb Rock Acreage: 149
Brief Description of Project: Single Family Residential
Is property platted? [ ] No [X] Yes Subdivision name: Oak Bend Subdivision No. of Lots: 118
Recordation #: Doc # 201106015175 Parcel(s) Tax ID#:
Existing Use: Residential Proposed Use: Single-Family Homes
Current Zoning: Rural Residential Proposed Zoning: Existing Residential Two, "R2" (0.3 to 1.0 Acres)
Occupancy Type: Residential Sq. Ft: Bed #: Bath #: Car Garage #: AF
Water System [ ] Well [X] Public Flood Zone: [ ] Yes [X] No Sewer System: [X] Septic [ ] Public

PROPERTY OWNER INFORMATION

Owner: Oak Bend Forest, L.C. Contact Name: James M. Grona
Address: 120 Oak Creek Court, Suite 100 City/State/ZIP: San Antonio, Texas 78232
Phone: 210-960-2750 Email: ashley@kgftx.com

APPLICANT INFORMATION

Applicant/Developer: Sitterle Homes LTD Contact Name: Frank Sitterle
Address: 2015 Evans Road, Suite 100 City/State/ZIP: San Antonio, Texas 78258
Phone: 210-494-9192 Email: Frank@sitterlehomes.com

KEY CONTACT INFORMATION

Name of the Individual: Killen, Griffin & Farrimond, PLLC Contact Name: Ashley Farrimond, Attorney
Address: 10101 Reunion Place, Suite 250 City/State/ZIP: San Antonio, Texas 78218
Phone: 210-960-2750 E-mail: ashley@kgftx.com

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

Signature: [Handwritten Signature] Date: 04/02/2024
(Signed letter of authorization required if the application is signed by someone other than the property owner)

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*
DATE REC'D: 04/03/2024 & 04/17/2024 BY: Amanda Wade
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

**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

**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

\*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)
- 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)

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

# Title Report/Commitment

**Exhibit E**  
**CENTRAL TEXAS CPF**

Item #5.

SERVICING AUSTIN AND SAN ANTONIO

ATTN: Norma Jean Vargas, Customer Service

270 N. Loop 1604 East, Suite 110

San Antonio, TX 78232

TITLE REPORT

GF NUMBERS 4000412300999 & 4000412301000

EFFECTIVE DATE: 03/24/2024

---

CURRENT & LAST VESTING PROPERTY OWNER: OAK BEND FOREST, L.C.

LEGAL DESCRIPTION:

**A PARCEL OF LAND CONTAINING 149.00 ACRES, MORE OR LESS, BEING THE WESTERN PORTION OF A 178.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED JANUARY 12, 1998, UNDER COUNTY CLERK FILE NUMBER 9806000756, OFFICIAL RECORDS, COMAL COUNTY, TEXAS, OUT OF THE M. D LA LUZ GUERRA SURVEY NO. 172, ABSTRACT NO. 173, COMAL COUNTY, TEXAS.**

**ALSO KNOWN AS THE FOLLOWING LEGAL DESCRIPTION:**

**BEING 149.02 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 149.02 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN A DEED DATED MAY 8, 2008 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NO. 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.**

**SAID LEGAL DESCRIPTION HAS NOW BEEN CONVERTED AND SPLIT OUT TO THE FOLLOWING LEGAL DESCRIPTION:**

**LOTS 1 THRU 130, OAK BEND ESTATES, IN THE CITY OF FAIR OAKS RANCH, COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201106015175, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.**

---

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of COMAL COUNTY, and are affecting title to the property above described during the timeframe as set out above:

THERE ARE CURRENTLY NO ACTIVE, OPEN AND OUTSTANDING LIENS FOUND AND FILED OF RECORD AT THIS TIME ON THIS SAID LAND AND SUBJECT PROPERTY.

GENERAL NAMES WERE SEARCHED AND NONE FOUND.

THE CURRENT AND LAST VESTING DEED FOUND AND FILED OF RECORD ON THIS SAID LAND AND SUBJECT PROPERTY WAS A WARRANTY DEED THAT WAS RECORDED ON MAY 13, 2008 UNDER DOCUMENT NUMBER 200806019093, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, WHEREIN THE CURRENT AND LAST VESTING PROPERTY OWNER, OAK BEND FOREST, L.C., ACQUIRED THIS SAID LAND AND SUBJECT PROPERTY.

Item #5.

Exhibit E

---

**This report is issued for the use of and shall inure to the benefit:**

**STEVE VONHOFE  
SITTERLE HOMES  
VP LAND DEVELOPMENT  
PHONE 713-791-8980  
WEBSITE sitterlehomes.com**

**And**

**JEFFREY E. BUELL  
OWNER  
SITTERLE HOMES  
2015 EVANS RD, STE 100  
SAN ANTONIO, TX 78258  
PHONE 210-326-2625  
WEBSITE sitterlehomes.com**

---

And is issued in consideration of \$000.00 PLUS TAX paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure of damages against the issuing company. **SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein. This report does **NOT** reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto. Further, this report does not address, and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

**FNTG – CUSTOMER SERVICE SAN ANTONIO AND AUSTIN BY: *PETER BLUMTJER***

**Legal Description and Plat**





200806019093 05/13/2008 12:40:55 PM DEED 1/3

WARRANTY DEED

B/M

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date: May 8, 2008

Grantor: Neljimmann Partners, Ltd., whose address is P O Box 790645, San Antonio, TX 78279

Grantee: Oak Bend Forest, L.C., whose address is P O Box 790645, San Antonio, TX 78279

Consideration: Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

Property: A parcel of land containing 149.00 acres, more or less, being the Western portion of a 178.00 acre tract as described in a deed recorded January 12, 1998 under County Clerk File Number 9806000756, Official Records, Comal County, Texas, out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, said 149.00 parcel of land being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance and Warranty: Matters of record affecting the Property, to the extent and validity thereof; and ad valorem taxes not yet due and payable, which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor bind Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Executed this 8th day of May, 2008.

Neljimmann Partners, Ltd.

By: Hayden Grona

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

This instrument was acknowledged before me on this the 8th day of May, 2008 by Hayden Grona, GENERAL PARTNER of NELJIMANN PARTNERS, a Texas Limited Partnership.

Ava Anita Duennenberg  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

OAK BEND FOREST, L.C.  
P O Box 790645  
San Antonio, TX 78279

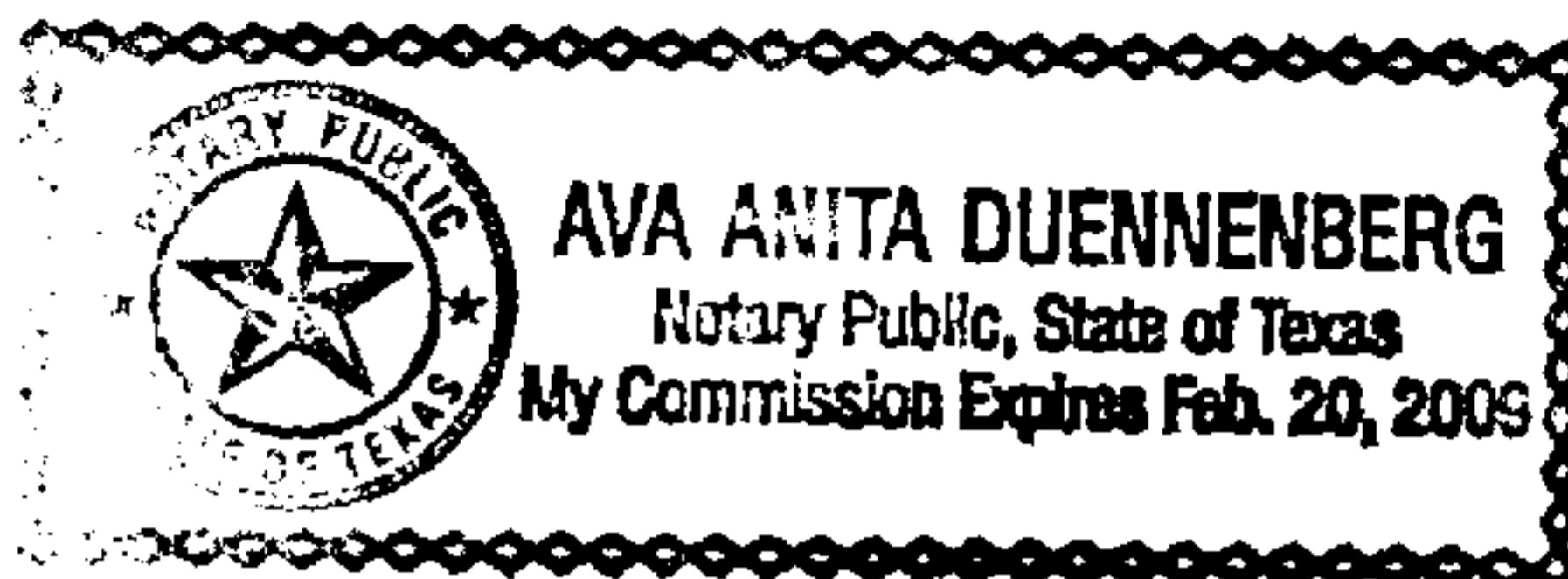


EXHIBIT "A"

STATE OF TEXAS #  
 COUNTY OF KENDALL #

Field notes of a 149.000 acre, more or less, tract of land out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, being the western portion of a 178.000 acre tract as described in deed recorded in Document No. 9806000756, Official Records of Comal County and being more fully described as follows:

Beginning at an existing iron pin in a fence for the northwest corner of this tract, said pin being S 01° 31' 58" W 19.13 feet from the north corner of Lot 8, Fair Oaks Ranch, Comal County, Unit 1 as shown on a plat recorded in Volume 5, Page 55, Plat Records of Comal County, Texas, said pin also being the northwest corner of said 178.000 acre tract and this tract;

Thence, along a fence and with the north line of said 178.000 acre tract, S 86° 42' 28" E 1,451.97 feet to an existing PK nail for the northeast corner of this tract, said iron pin being the northwest corner of the Leo A. Kahanek and Doris A. Schimpf 29.000 acre tract described in deed recorded in Document No. 9806015680, Official Records of Comal County;

Thence, through the interior of said 178.000 acre tract and with the southwest line of said 29.000 acre tract, S 51° 56' 17" E 2049.94 feet to an existing iron pin in a fence on a northwestern line of F.M. 3351:

Thence, with said line of F.M. 3351 as follows:

- S 43° 59' 41" W 1,078.28 feet to an existing concrete monument
- S 46° 33' 15" W 201.96 feet to an existing iron pin
- S 51° 40' 50" W 194.70 feet to an existing iron pin
- S 56° 40' 50" W 194.70 feet to an existing iron pin
- S 61° 40' 45" W 194.75 feet to an existing iron pin
- S 67° 11' 19" W 231.80 feet to an existing iron pin
- S 70° 06' 16" W 793.46 feet to an existing concrete monument

and

S 68° 00' 14" W 67.05 feet to an existing iron pin, this pin being the east corner of Lot 2, Saur Subdivision as shown on a plat recorded in Volume 11, Page 4, Plat Records of Comal County, Texas;

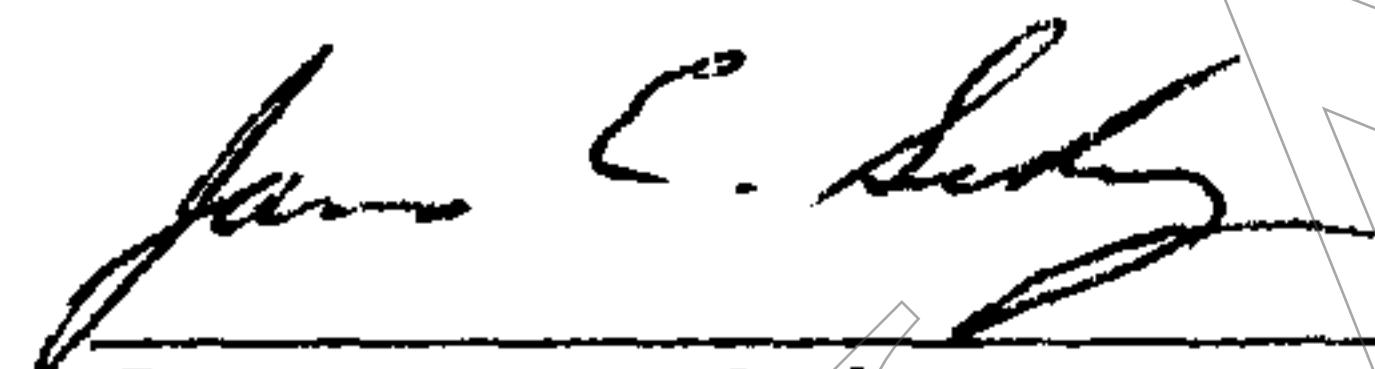
Thence, with a south line of this tract and the north line of said Lot 2, N 83° 36' 50" W 424.13 feet to an existing iron pin and S 85° 26' 05" W 320.79 feet to an existing iron pin for the southwest corner of this tract;

Thence, with fence on the west line of this tract and an east line of the



Exhibit E  
aforementioned Fair Oaks Ranch, Comal County Unit 1, N 01° 24' 56" E 893.98 feet to an existing iron pin, N 01° 45' 42" E 1,283.10 feet to an existing iron pin and N 01° 31' 58" E 769.30 feet to the place of beginning and containing 149.000 acres of land, more or less.<sup>3</sup>

I, James E. Schwarz, a Registered Professional Land Surveyor, hereby certify that the above field notes are of a survey made on the ground under my supervision on January 4 - 5, 1996, November 5 - 6, 1997 and June 29, 1998 and recertified on March 8, 1999.



James E. Schwarz  
Registered Professional  
Land Surveyor #4760  
Job No. 99-23

- 1.F.M.3351 established by deed recorded in Volume 657, Page 509, Deed Records of Comal County, Texas.
- 2.This bearing, used as the bearing basis of this survey, is from deed recorded in Volume 283, Pages 381-383, Deed Records of Comal County, Texas.
- 3.See plat of this tract dated January 4 - 5, 1996, November 5 - 6, 1997, June 29, 1998 and March 8, 1999 for more information.

Return to . . . . .  
Jim Grona Builders, Inc.  
PO Box 790645  
San Antonio, Tx 78279 - 0645

Doc# 200506009884  
# Pages 3  
03/16/2005 12:19PM  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$18.00



Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
05/13/2008 12:40:55 PM  
CASHTWO  
200806019093



Doc# 200506009884

SUBDIVISION PLAT OF SHEET OAK BEND ESTATES (CITY OF FAIR OAKS RANCH)

BEING 149.02 acres of land out of Survey Number 172, Marie de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Sold 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Book 200809019063 of the Official Public Records of Comal County, Texas.

STATE OF TEXAS COUNTY OF BEXAR OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. LAND DEVELOPER 1404 S. WOODWAY DRIVE SAN ANTONIO, TEXAS 78203 214-588-8394

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY IN THIS DAY PERSONALLY APPEARED NAME TO SUBSCRIBE TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY DESCRIBED HEREIN.

JOHN B. LUCE, Notary Public, My Commission Expires 02/15/2015



I HEREBY CERTIFY THAT THESE FOREGOING CONSIDERATIONS WERE READ TO THIS PLAT BY THE OFFICE OF THE COUNTY CLERK AND BY ME IN THE PRESENCE OF THE PUBLIC AND ALL PERSONS HAVING INTEREST IN THE SUBDIVISION INSTRUMENT.

JOHN B. LUCE, Notary Public, My Commission Expires 02/15/2015

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER AN EXPLORE/LOCATE ORDER.

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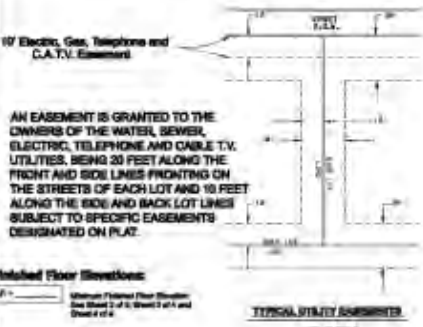
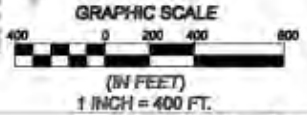
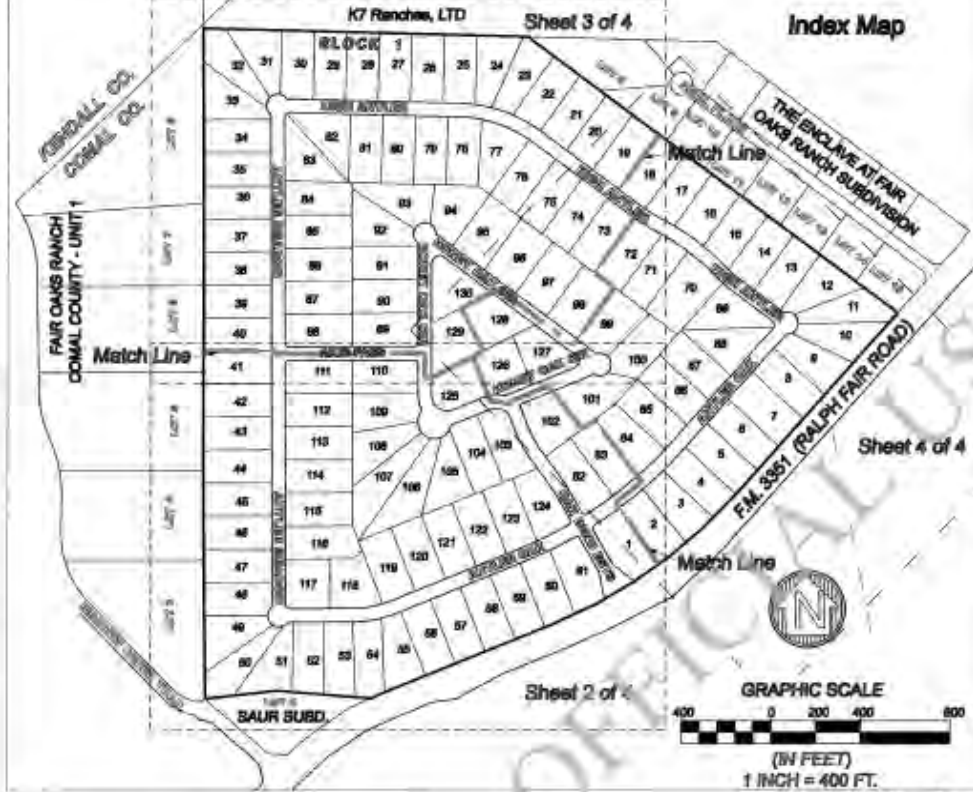
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER AN EXPLORE/LOCATE ORDER.

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STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER AN EXPLORE/LOCATE ORDER.

Exhibit E



CURVE TABLE with columns for Station, Curve Data, and Station. Includes a detailed table of curve data for the project.

CITY PUBLIC SERVICE BOARD UTILITY EASEMENTS

For City of Fair Oaks Ranch, Texas, the undersigned has been duly authorized by the City Council to execute this plat and to certify to the City Council that the same has been approved by the City Council.

Texas Department of Transportation NOTES

- 1) All construction shall comply with the Texas Department of Transportation (TxDOT) Standard Specifications for Construction of Highways and Bridges.
2) All construction shall comply with the Texas Department of Transportation (TxDOT) Standard Specifications for Construction of Highways and Bridges.
3) All construction shall comply with the Texas Department of Transportation (TxDOT) Standard Specifications for Construction of Highways and Bridges.

UTILITY EASEMENTS

- A. UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR OBSCURE LINE, LATERALS AND APPURTENANCES SHALL BE LOCATED AS SHOWN ON THIS PLAT.
B. TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITIES, THE CITY SHALL HAVE THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONNECTION WITH THE INSTALLATION OF UTILITIES.
C. THE CITY SHALL HAVE THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONNECTION WITH THE INSTALLATION OF UTILITIES.

GENERAL NOTES

- 1. ALL PROPERTIES SHOWN ON THIS PLAT SHALL BE USED FOR THE FOLLOWING PURPOSES: RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OFFICE, PROFESSIONAL, AND OTHER USES.
2. THE CITY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND REPAIR ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR OBSCURE LINE, LATERALS AND APPURTENANCES.
3. THE CITY SHALL HAVE THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONNECTION WITH THE INSTALLATION OF UTILITIES.

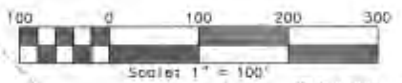
STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT INC. 16316 San Pedro, San Antonio, Texas 78216-494-6405







Exhibit E



K7 Ranch, L.P.  
DCC# 20080019063  
Fair Oaks Ranch City Limits  
Ordinance 173  
May 19, 2006  
Fair Oaks Ranch City Limits  
Ordinance 154-D  
October 9, 2008

S 86°42'28" E 1451.97 ft  
S 88°30'23" E 1450.46 ft

BEING 146.02 acres of land out of Survey Number 172, Maria de Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 146.02 acre tract of land being the same land described in a deed dated May 6, 2006 to Oak Bend Forest, L.C., recorded in Doc# 20080019063 of the Official Public Records of Comal County, Texas.

Monumentation Legend

- Found Iron Nail (top of 4" diameter Concrete Footing) (see Section 15.02)
- Found Iron Stake (1/2" dia)
- Found Iron Stake (1/4" dia)
- Found Iron Stake (1/8" dia)
- Found Iron Stake (1/4" dia) with cast iron nail (see Section 15.02)
- Found Iron Stake (1/4" dia) with cast iron nail (see Section 15.02)

KENDALL COUNTY  
COMAL COUNTY

LOT 0  
FAIR OAKS RANCH  
COMAL COUNTY - UNIT 1

LOT 1  
The Henderson Family Trust  
Elliott and Sarah Henderson Trust  
DCC# 200700042622

LOT 2  
Suter, Dora and spouse  
Resort II, LLC  
DCC# 200200045226

THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION  
DCC# 20080019063

Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

Match Line Sheet 2 of 4

Match Line Sheet 2 of 4







# **Property Maps**



Exhibit E



Rolling Acres Trail

Stephanie Way

3351

High Antler

Ralph Fair Rd

Meadow Creek Trail

Meadow Creek Trail

Antler Mdw

Antler Oak

Meadow Creek Trail

Ralph Fair Rd

Honeycomb Rock

Post Oak Trail

Agarita Mist

Satterfield Cir

Silver Spur Trail

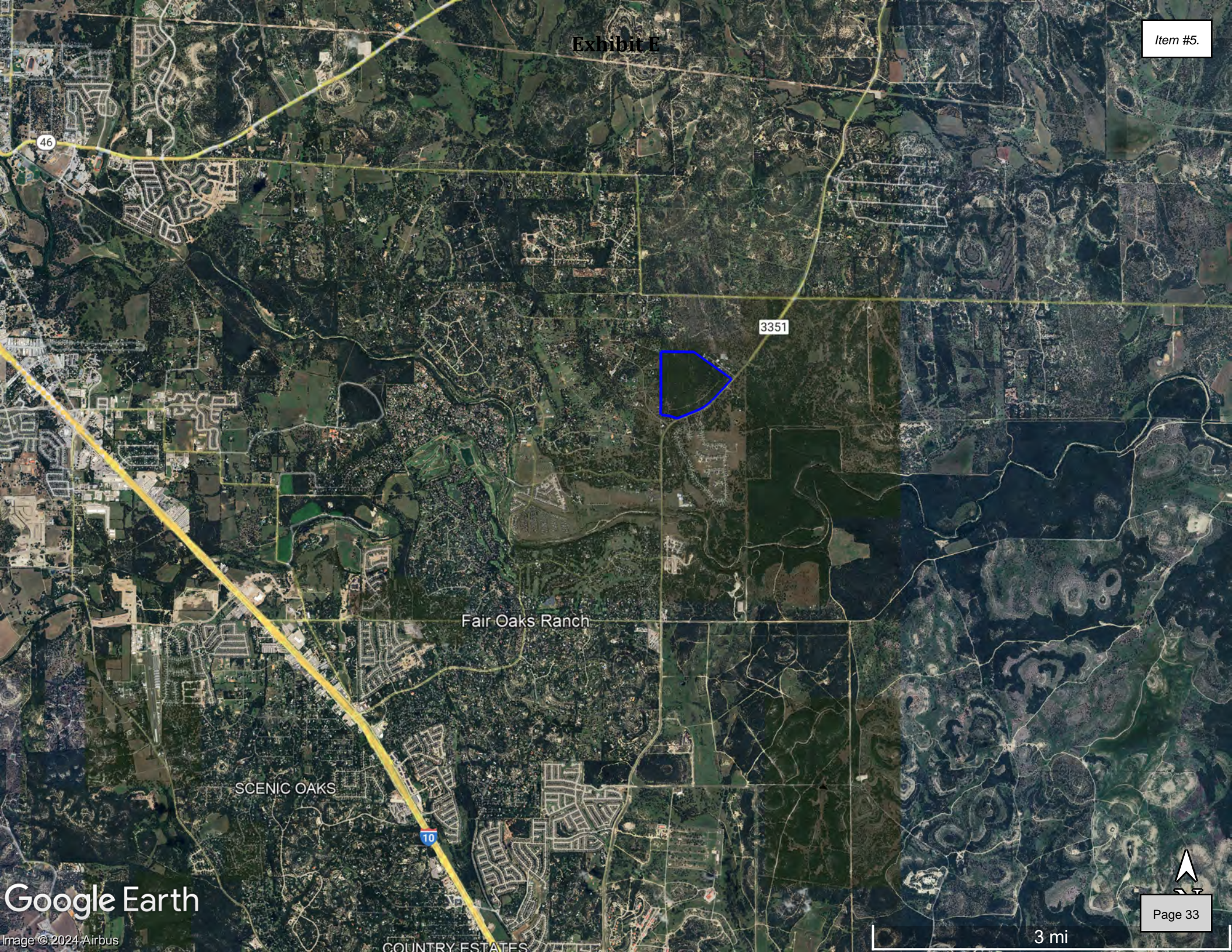
Honeycomb Rock

Robin Dale Dr

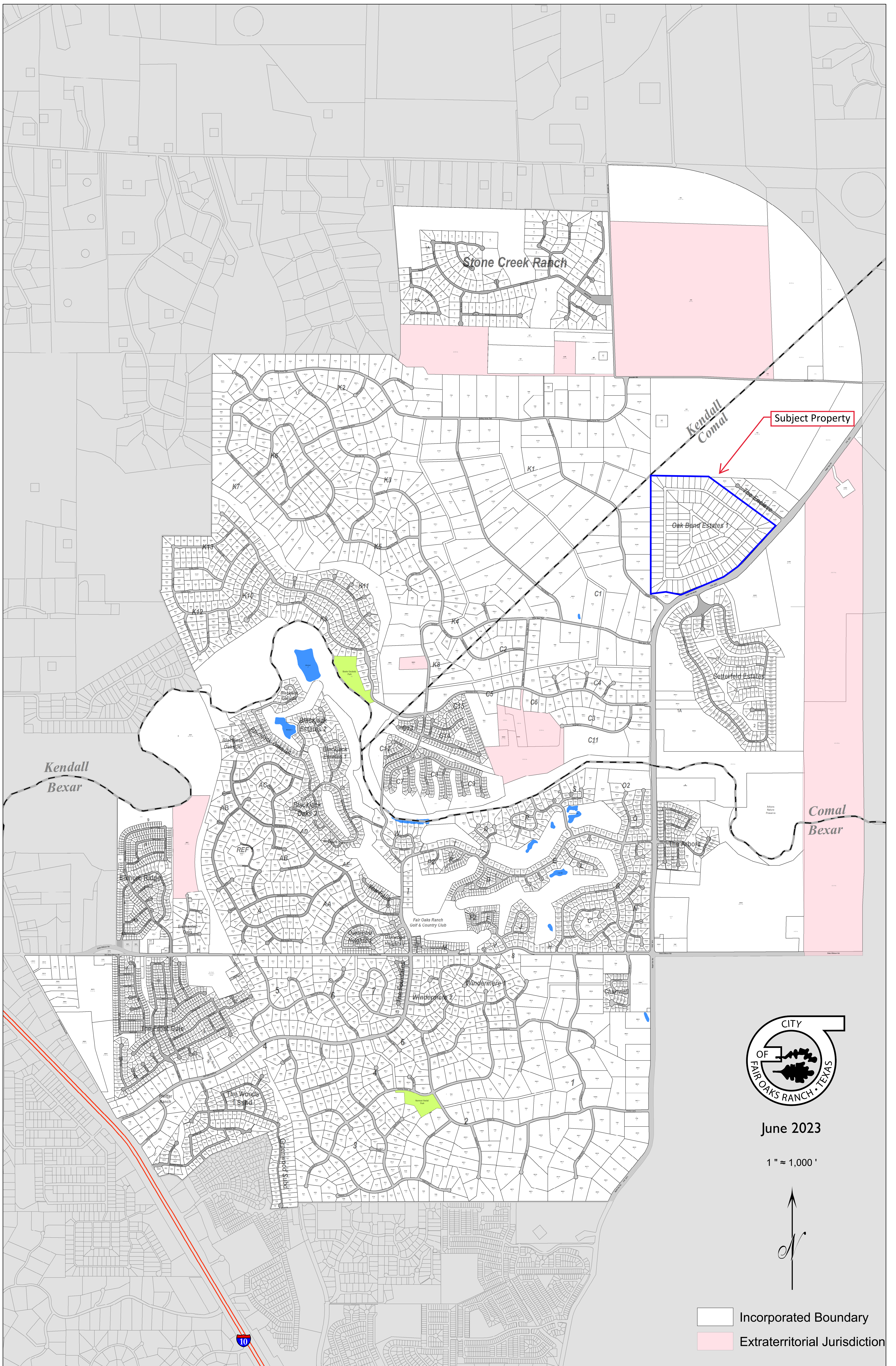
Keeneland Dr







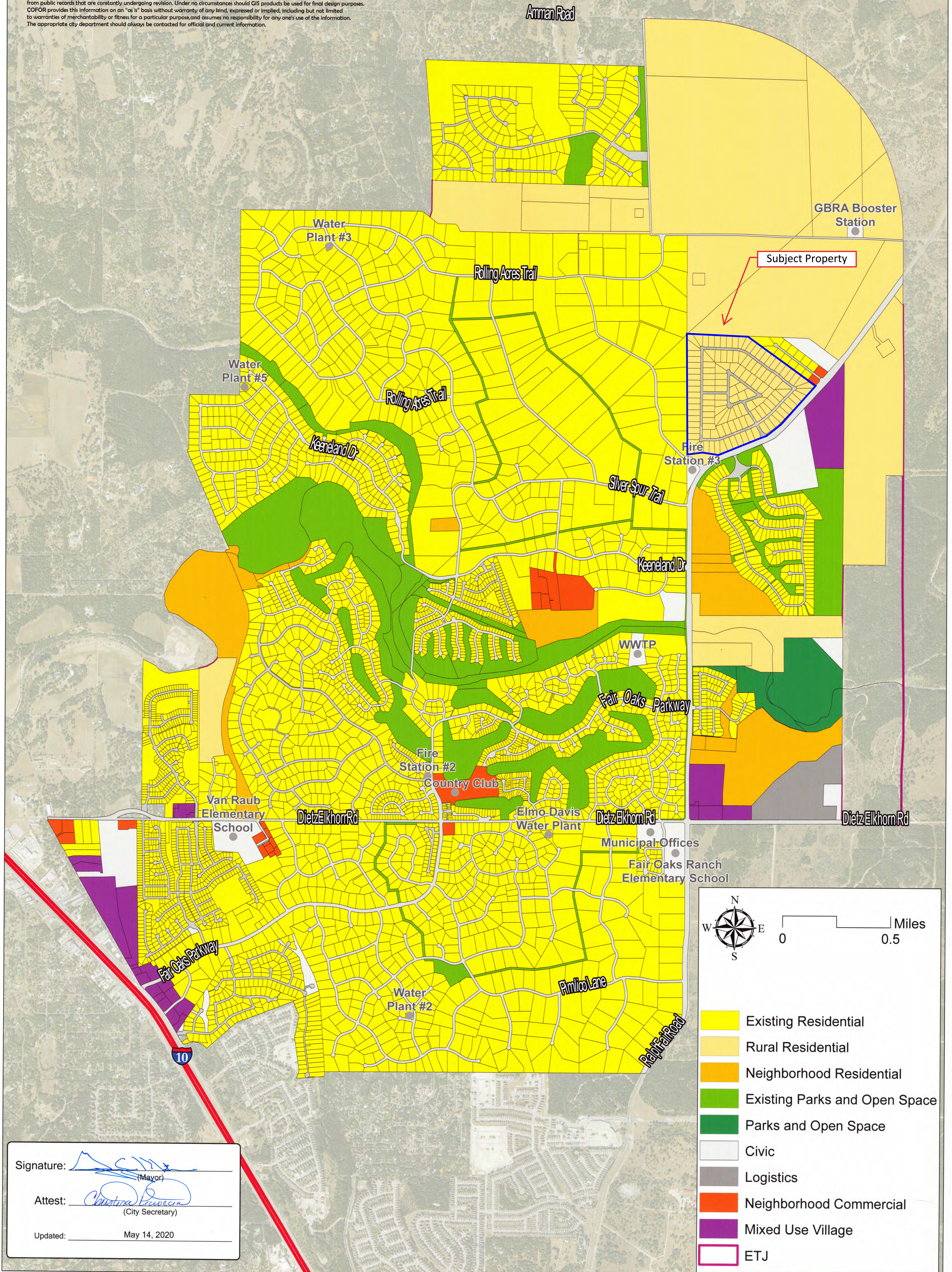






# City of FAIR OAKS RANCH FUTURE LAND USE MAP (FLUM)

**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, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for any one's use of the information. The appropriate city department should always be contacted for official and current information.

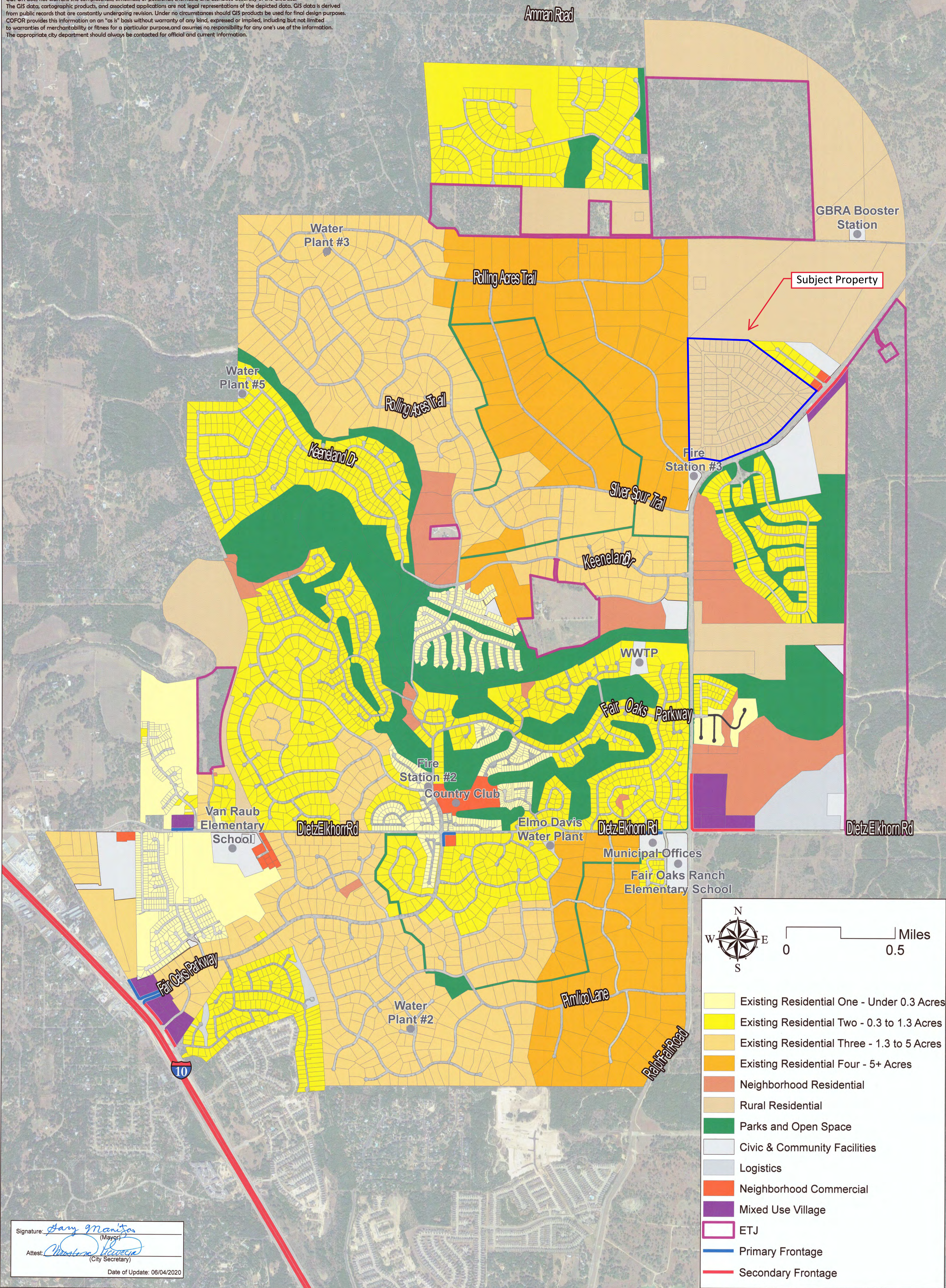


Signature: \_\_\_\_\_  
(Mayor)  
Attest: *Christina Boreen*  
(City Secretary)  
Updated: May 14, 2020



# City of FAIR OAKS RANCH ZONING MAP

**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, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for any one's use of the information. The appropriate city department should always be contacted for official and current information.



- Existing Residential One - Under 0.3 Acres
- Existing Residential Two - 0.3 to 1.3 Acres
- Existing Residential Three - 1.3 to 5 Acres
- Existing Residential Four - 5+ Acres
- Neighborhood Residential
- Rural Residential
- Parks and Open Space
- Civic & Community Facilities
- Logistics
- Neighborhood Commercial
- Mixed Use Village
- ETJ
- Primary Frontage
- Secondary Frontage

Signature: *Gary Maniza*  
 (Mayor)  
 Attest: *Christina Kovacs*  
 (City Secretary)  
 Date of Update: 06/04/2020



# **Authorization**

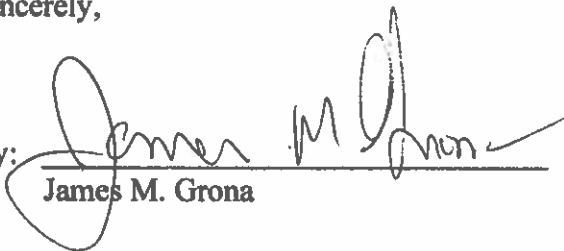
March 29, 2024

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

To Whom It May Concern:

My name is James M. Grona and I represent Oak Bend Forest, L.C., the owner of property located at the intersection of Ralph Fair Road and Honeycomb Rock, Fair Oaks Ranch, Texas 78015 ("Property"). The Property is further described in the Oak Bend Subdivision Plat, properly recorded as Document 201106015175 in the Official Public Records of Comal County, Texas. This letter hereby authorizes the placement of a sign on the Property fifteen (15) days prior to any public hearing associated with the proposed rezoning.

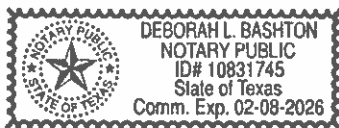
Sincerely,


By:   
James M. Grona

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

BEFORE ME, the undersigned authority, on this day personally appeared James M. Grona, Representative of Oak Bend Forest, L.C. who acknowledged he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of APRIL, 2024.



  
Notary Public, State of TEXAS

Printed Name: DEBORAH L. BASHTON



**Proof of Taxes Paid**



2023 bills are showing the 100K exemption per Senate Bill 2. Properties with timely protests for 2023 that are still pending with the CAD will not be billed until resolved.

# WELCOME TO COMAL COUNTY

## View and Pay

Search Term (Ex: Smith John or Smith J or Smith)

OAK BEND FOREST

Search By

Owner Name

Bill Status

Any

Tax Year

2023

SEARCH

### Search Results

CLEAR ALL

ADD TO CART

Owner Name	Tax Year	Payment Status	Property Id	Address	Propi
OAK BEND FOREST LC	2023	Paid	376258	0 TBD	OAK
OAK BEND FOREST LC	2023	Paid	376259	7137 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376260	7133 ANTLER OAK	OAK

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376261

7129  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376262

7125  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376263

7121  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376264

7117  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376265

7113  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376266

7109  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376267

7105  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376268

31404  
HIGH

OAK

Page 41

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

ANTLER  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376269

31408  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376270

31412  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376271

31416  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376272

31420  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376273

31424  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376274

31428  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376275

31432  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

Owner Name	Tax Year	Payment Status Exhibit E	Property Id	Address	Pro	Item #5.
OAK BEND FOREST LC	2023	Paid	376276	31436 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376277	31440 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376278	31444 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376279	31448 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376280	31452 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376281	31456 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376282	31460 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376283	31464 HIGH ANTLER	OAK	

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376284

31468  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376285

31472  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376286

31476  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376287

31480  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376288

31484  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376289

30095  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376290

30091  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376291

30087  
ANTLER

OAK

Page 44

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

MEADOW  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376292

30083  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376293

30079  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376294

30075  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376295

30071  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376296

30067  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376297

30063  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376298

30059  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

Owner Name	Tax Year	Payment Status	Property Id	Address	Pro	Item #5.
OAK BEND FOREST LC	2023	Paid	376299	30055 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376300	30051 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376301	30047 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376302	30043 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376303	30039 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376304	30035 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376305	30031 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376306	7267 ANTLER OAK	OAK	



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376307

7263  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376308

7259  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376309

7255  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376310

7251  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376311

7247  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376312

7243  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376313

7239  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376314

7235  
ANTLER

OAK

Page 47

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

OAK  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376315

7231  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376316

7227  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376317

7223  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376318

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376319

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376320

7138  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376321

7134  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376322

7130  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

Owner Name	Tax Year	Payment Status Exhibit E	Property Id	Address	Pro	Item #5.
OAK BEND FOREST LC	2023	Paid	376323	7126 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376324	7122 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376325	7114 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376326	31415 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376327	31419 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376328	31423 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376329	31427 HIGH ANTLER BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376330	31431 HIGH ANTLER	OAK	

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376331

31435  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376332

31439  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376333

31443  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376334

31451  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376335

31459  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376336

31463  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376337

31467  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376338

31471  
HIGH

OAK

Page 50

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

ANTLER  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376339

31479  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376340

30086  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376341

30078  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376342

30074  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376343

30070  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376344

30066  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376345

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376346

0 TBD

OAK

Owner Name	Tax Year	Payment Status	Property Id	Address	Pro
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Item #5.
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**Exhibit E**

OAK BEND FOREST LC	2023	Paid	376347	7194 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376348	7190 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376349	7186 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376350	7182 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376351	7178 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376352	7174 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376353	7170 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376354	7166 HONEY OAK CIR	OAK

**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376355

7162  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376356

7158  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376357

7154  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376358

7150  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376359

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376360

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376361

7230  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376362

7226  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376363

7222  
HONEY

OAK

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**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #5.

OAK CIR  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376364

7218  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376365

7214  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376366

7210  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376367

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376368

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376369

30054  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376370

30050  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376371

30046  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

Owner Name	Tax Year	Payment Status	Property Id	Address	Pro	Item #5.
OAK BEND FOREST LC	2023	Paid	376372	30042 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376373	30038 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376374	0 TBD	OAK	
OAK BEND FOREST LC	2023	Paid	376375	7248 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376376	7240 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376377	7236 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376378	7232 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376379	7228 ANTLER OAK BOERNE, TX 78015	OAK	

Owner Name	Tax Year	Payment Status Exhibit E	Property Id	Address	Pro	Item #5.
OAK BEND FOREST LC	2023	Paid	376380	7224 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376381	0 TBD	OAK	
OAK BEND FOREST LC	2023	Paid	376382	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376383	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376384	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376385	7169 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376386	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376387	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	

Owner Name	Tax Year	Payment Status	Property Id	Address	Pro
OAK BEND FOREST LC	2023	<b>Exhibit E</b>	75023	0 W AMMANN RD BULVERDE, TX 78163	A-17: L GU

Item #5.

250

Showing rows 1 to 131 of 131

1

## Not Finding Your Property?

Try using the search tips below:

- **Owner Name Search:** For best results, search LASTNAME FIRSTNAME. (Ex: Smith John).  
- Partial names will not be found in search results. (Ex: *Smith Joh* will not return results for Smith John)
- **Property Id Search:** For best results, enter the complete property id. (Ex: '0601A 004 002', '0601A', 'P22122')
- **Address Search:** Enter the street number and street name for best results (Ex: '55555 Venture Dr')



Powered by BIS Consultants

Version: 2.0

Last Updated: 04-January-2024

### DISCLAIMER

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Comal Tax Office to verify all other information for accuracy at (830) 221-1353.

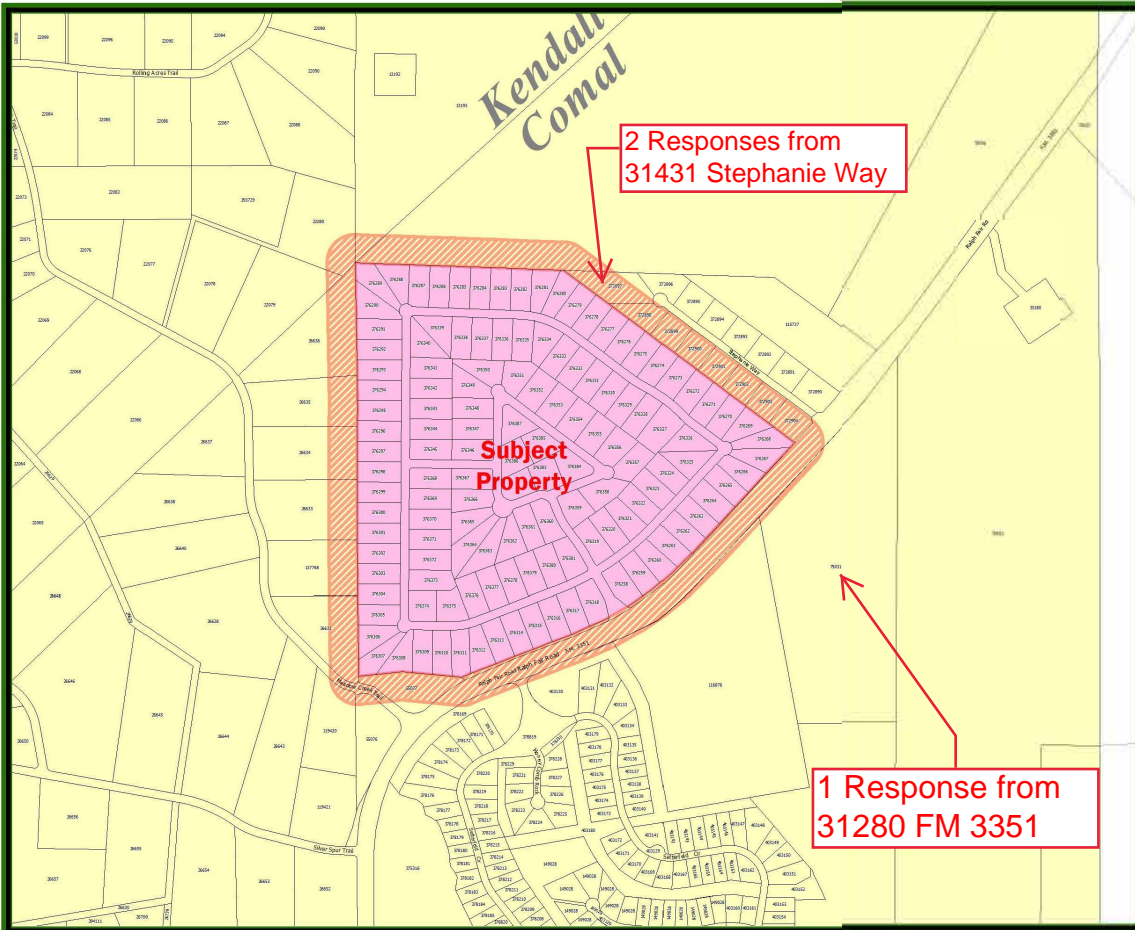


Exhibit F  
NOTIFICATION MAP

**Oak Bend Estates**  
Ralph Fair Rd.  
Fair Oaks Ranch, TX 78015  
Comal County

- Subject Property
- Notification Area
- Property Boundaries
- City Limit



April 2024



1" ≈ 1,000'

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.

Exhibit G

# Public Comment Form



210-698-0900 (office)

CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

[www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)



210-698-3565 (fax)

I am **FOR** the rezoning request for Rezoning Application No. ZC# 2024-01

I am **AGAINST** the rezoning request for Rezoning Application No. ZC# 2024-01

(PLEASE PRINT)

This comment form **MUST** be returned to the City prior to **May 8, 2024** for the Planning and Zoning and **June 5, 2024** for the City Council Meeting. If you would like the comment to be included in the meeting agenda packet, the form must be received before **May 1, 2024** for Planning and Zoning and **May 30, 2024** for City Council.

Name: LINDA L. D'SPAIN

Address: 31431 Stephanie Way, FAIROAK Ranch, Tx 78015

Signature: Linda L. D'Spain

Date: 4/25/2024

**Comments:**

I do not feel like the roads (3351 + Ammans) near this  
development can support the traffic of 200 new residents to the  
AREA. I also do not feel at this time we have enough  
water for 149 new homes.



# Public Comment Form



210-698-0900 (office)

CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

[www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)



210-698-3565 (fax)

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(PLEASE PRINT)

This comment form **MUST** be returned to the City prior to **May 8, 2024** for the Planning and Zoning and **June 5, 2024** for the City Council Meeting. If you would like the comment to be included in the meeting agenda packet, the form must be received before **May 1, 2024** for Planning and Zoning and **May 30, 2024** for City Council.

Name: Ronald R. D'Spain

Address: 31431 Stephanie Way Fair Oaks Ranch, Tx 78015

Signature: Ronald R. D'Spain

Date: 4/25/2024

**Comments:**

3351, can't even take all the cars on road now.

We have sit & wait sometimes 10-15 minutes to get

out of subdivision.

Won't be enough law enforcement

Where is the water (drinking) come from.

We are gonna need red lights for traffic



# Public Comment Form



210-698-0900 (office)

CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

[www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)



210-698-3565 (fax)

*M/M*

I am **FOR** the rezoning request for Rezoning Application No. ZC# 2024-01

\_\_\_\_\_ I am **AGAINST** the rezoning request for Rezoning Application No. ZC# 2024-01

(PLEASE PRINT)

This comment form **MUST** be returned to the City prior to **May 8, 2024** for the Planning and Zoning and **June 5, 2024** for the City Council Meeting. If you would like the comment to be included in the meeting agenda packet, the form must be received before **May 1, 2024** for Planning and Zoning and **May 30, 2024** for City Council.

Name: Mark Minahan

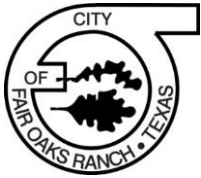
Address: 31280 FM 3351

Signature: *M/M*

Date: April 26, 2024

**Comments:**

Directly across the street  
Property owner / applicant should get Zoning Requested  
*M/M*



**PLANNING & ZONING COMMISSION PUBLIC HEARING  
CITY OF FAIR OAKS RANCH, TEXAS**

**AGENDA TOPIC:** To receive public testimony on a rezoning amendment application (ZC 2024-01) submitted by applicant Sitterle Homes on behalf of the owner of Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.

**DATE:** May 9, 2024

**DEPARTMENT:** Public Works and Engineering Services

**PRESENTED BY:** Lee Muñiz, P.E., CFM, Manager of Engineering Services

**INTRODUCTION/BACKGROUND:**

The Texas Local Government Code (LGC) Chapter 213 Municipal Comprehensive Plans authorizes a municipality to adopt a comprehensive plan for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. Chapter 5 of the Plan provides guidance and tools on land use. The tools to assist City Council and staff on land use include a Future Land Use Map (FLUM) and Zoning classifications. The City’s Comprehensive Plan was adopted on June 21, 2018.

On April 17, 2024, staff received an application for a FLUM amendment and rezoning. The current FLUM designation and corresponding zoning classification of RR recommends a minimum lot size of five (5) acres. In accordance with Chapter 4 of the city’s Unified Development Code (“UDC”), consideration and action of the application must be taken after public hearings are held by the Planning and Zoning Commission and City Council where public testimony on the application request is heard. The Commission will conduct a public hearing on the FLUM amendment prior to this public hearing.

A Water Supply Agreement executed between the City of Fair Oaks Ranch and the property owner in 2008 authorized 130 Living Unit Equivalents. A subdivision plat of the property was approved by City Council and recorded in 2011 establishing 130 single-family residential one-acre lots. By this Agreement, the appropriate FLUM designation for one-acre lots is NR and the corresponding zoning classification is NR.

Attached is a staff report providing complete information on the Amendment request.

**PUBLIC HEARING:**

The sequence for conducting the public hearing is as follows:

1. Planning and Zoning Commission (P&Z) Chairperson opens the public hearing
2. Staff presentation of the proposed zone change application
3. Applicant presentation of the proposed zone application

- 4. P&Z receives public testimony for/against the proposed zone change application
- 5. P&Z Chairperson closes the public hearing
- 6. P&Z discusses the request, inclusive of asking questions of the applicant and staff

**NEXT STEPS:**

Planning and Zoning

- Move to the consideration item to discuss the rezoning classification change (rezoning) and make recommendations for City Council consideration.

City Council

- Conduct its public hearings, scheduled for June 6, 2024.
- Consider the FLUM Amendment and rezoning classification changes along with the P&Z recommendations, scheduled for June 20, 2024.

**LEGAL ANALYSIS:**

The attached staff report and public hearing demonstrates compliance with the requirements as prescribed in the LGC and the city’s UDC.

**STAFF REPORT**

**To:** Planning and Zoning Commission  
**From:** Public Works and Engineering Department  
**Date:** May 9, 2024  
**Re:** Rezoning request (Application No. ZC# 2024-01): A request from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C. to change the zoning classification of 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates subdivision from Rural Residential (RR) to Neighborhood Residential (NR)

**SUMMARY:**

The applicant is requesting rezoning to allow for an appropriate zoning classification to be placed on the subject property that is currently zoned Rural Residential (RR). The RR zone requires a lot size of minimum 5 acres.

The property is governed by an existing Water Supply Agreement that was approved prior to the adoption of the 2018 Comprehensive Plan and zoning regulations. Based on the lot density contained in the Agreement the subsequent subdivision plat created single-family, one-acre+ lots. To come into conformance with the approved Agreement and the recorded subdivision plat, the applicant is requesting a rezoning amendment to Neighborhood Residential (NR).

**SITE HISTORY:**

The previous approvals on the subject property are listed below:

- October 19, 2006 - Ordinance 153.0 accepting the City of San Antonio’s Ordinance 2006-6-29-9772 releasing approximately 3258 acres of property directly adjacent to the North, East, and Southwest of Fair Oaks Ranch city limit line from the City of San Antonio’s Extraterritorial Jurisdiction was approved.
- October 19, 2006 - Ordinance 154.0 voluntarily annexing the Grona Property into the City of Fair Oaks Ranch was approved.
- September 2, 2008 - Water Supply Agreement, for 15 years, is executed between Oak Bend Forest, LC and the City of Fair Oaks Ranch for the reservation of water service capacity for 130 single-family Living Unit Equivalentents (“LUE’S”) on 149 acres.
- September 23, 2008 - The City and GBRA enter into a Second Amendment to the 2000 Agreement to increase the Raw Water Reservation amount by 250 acre-feet per year and the Annual Commitment by 50-acre feet per year.
- February 17, 2011 - The City Council approved a Subdivision Plat of Oak Bend Estates consisting of 130 one-acre+ lots. Shortly thereafter, the plat was recorded in Comal County.
- February 16, 2017 – Ordinance 2017-02 amended Chapter 1; Article 1.02 of the City’s code of ordinances by adopting vested rights pursuant to LGC 245 (Vested Rights). It provides an opportunity for landowners or developers to “grandfather” or “vest” government regulations that apply to development at the time of the filing of a permit application.

- May 2018 – The Planning & Zoning Commission (“P&Z”) approved and advanced a preliminary report creating draft zoning district boundaries, inclusive of a draft zoning map. The City Council received the P&Z’s preliminary report and a joint public hearing on May 21, 2018 was conducted with no action.
- June 2018 – The P&Z approved and advanced a final report to the City Council creating zoning district boundaries, inclusive of a zoning map. Ordinance 2018-05 adopting zoning district boundaries was approved by City Council. The zoning map designated by the subject property as Rural Residential (5+ acre lots) creating a conflict with the Agreement.
- October 17, 2022 – The City confirms a vested right does exist for the Oak Bend Estates project as of September 2, 2008 (plat recordation date).
- 2022-23 – At pre-development meetings with staff, the applicant indicated that the number of lots were reduced to preserve the geological features present on site.
- March 21, 2024 – Resolution 2024-13 extended the 2008 Water Supply agreement for 110 single-family Living Unit Equivalents, reducing the number of lots from 130. Doing so preserves the geological features on the property.
- April 3, 2024 – In accordance with the 2011 recorded plat, the property owner files a Future Land Use Amendment application requesting NR land use designation and Rezoning application requesting NR zoning designation.

**REASON FOR THE REQUEST:**

To develop the subdivision with one-acre lots as per the Agreement, the applicant seeks a zone change to NR. Currently, Oak Bend Estates subdivision is zoned as RR which requires a minimum lot size of 5 acres. Any zone change must be in accordance with the FLUM. The land use designation and zoning changes must occur before the applicant can submit a replat designating a reduced number of lots. This amendment will remove the conflict between the approved existing Agreement and zoning map, allowing for the appropriate development of the property.

A summary of the surrounding land uses and zoning classification can be found in the following table:

<b>Zoning</b>		<b>Land Use</b>
NORTH	Rural Residential (RR), Existing Residential 2 (ER 2), Neighborhood Commercial (NC)	Vacant, Single Family Residential
SOUTH	Ralph Fair Road, Existing Residential 2 (ER 2), Neighborhood Commercial (NC), Parks & Open Space (OS), Civic & Community Facilities (CF), Mixed Use Village (MU), Existing Residential 3 (ER 3), Rural Residential (RR)	Single Family Residential, Vacant

Zoning		Land Use
WEST	Existing Residential 4 (ER 4)	Single Family Residential
EAST	Existing Residential 2 (ER 2), Neighborhood Commercial (NC)	Single Family Residential Vacant

**PUBLIC COMMENTS:**

As required, a notice of the public hearing was published in the Boerne Star newspaper on April 21, 2024. Additionally, all real property owners within 200 feet were notified via US Mail. Staff will provide a summary of responses received from the public at the public hearing.

**APPLICATION CONFORMANCE:**

- The Future Land Use Map (FLUM) adopted in June of 2018 designates this property as RR. However, as stated earlier, the applicant is requesting an amendment to the Comprehensive Plan to change the land use designation in the FLUM from RR to NR. The proposed zoning category will be in conformance with the amended land use designation of NR.
- As per the UDC, the property is zoned as RR which requires a minimum lot size of 5 acres. Based on the lot density contained in the agreement the subsequent subdivision plat created one-acre lots. Therefore, RR zoning is not appropriate for the approved development. The proposed zoning of NR that permits lots with a minimum size of one acre will ensure that the approved Oak Bend Estates development is in conformance with the UDC.
- Single family residential developments permitted by the proposed zoning will be compatible with the existing development in the area and future uses permitted by zoning of surrounding properties.
- The development will be adequately serviced by City water. The applicant has indicated that the lots will contain private sewer systems.
- The traffic generated by the proposed development will impact Ralph Fair Road, from which the site is accessed. Ralph Fair Road is designed as an Arterial and the UDC requires further study and coordination with TxDOT. A traffic study will be required to determine the extent of improvements during the replat review stage.

**CRITERIA FOR REVIEW:**

According to Section 3.7 (4) of the UDC, zoning changes may be approved if the following criteria are met:

- i. *The zoning change is consistent with the Comprehensive Plan;*
- ii. *The zoning change promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City;*
- iii. *The zoning change is compatible with and conforms with uses of nearby property and the character of the neighborhood;*
- iv. *The property affected by the zoning change is suitable for uses permitted by the proposed amendment to the zoning map;*

- v. *Infrastructure, including roadway adequacy, sewer, water and storm water facilities, is or is committed to be available that is generally suitable and adequate for the proposed use.*

**STAFF RECOMMENDATION:**

Staff recommends that the P&Z considers the following in approving this proposed zoning change request:

- A. The zoning change will be consistent with the approved Agreement for the property that preceded adoption of the Comprehensive Plan and UDC (zoning).
- B. The zoning change will be consistent with the proposed amended Comprehensive Plan.
- C. The single-family residential uses permitted by this zoning change are compatible with the surrounding properties and the character of the neighborhood, that are predominantly single family residential in nature.
- D. The developer will be required to undertake improvements as indicated by the traffic study and infrastructure analysis at time of site development.
- E. The proposed use will not have a significant impact on public services such as police and fire protection and solid waste collection.
- F. The reduction of lots from 130 to 11 will enable preservation of geological features on site and provide a second emergency entrance/exit to the development.

**Exhibits**

- A. Subject Property Aerial Map
- B. Zoning Map, Existing and Proposed
- C. Future Land Use Map (FLUM), Existing and Proposed
- D. Notification Map
- E. Universal Application and Specific Application (Rezoning/FLUM Amendment)
- F. Property Owner Response Map
- G. Property Owner Comment Forms

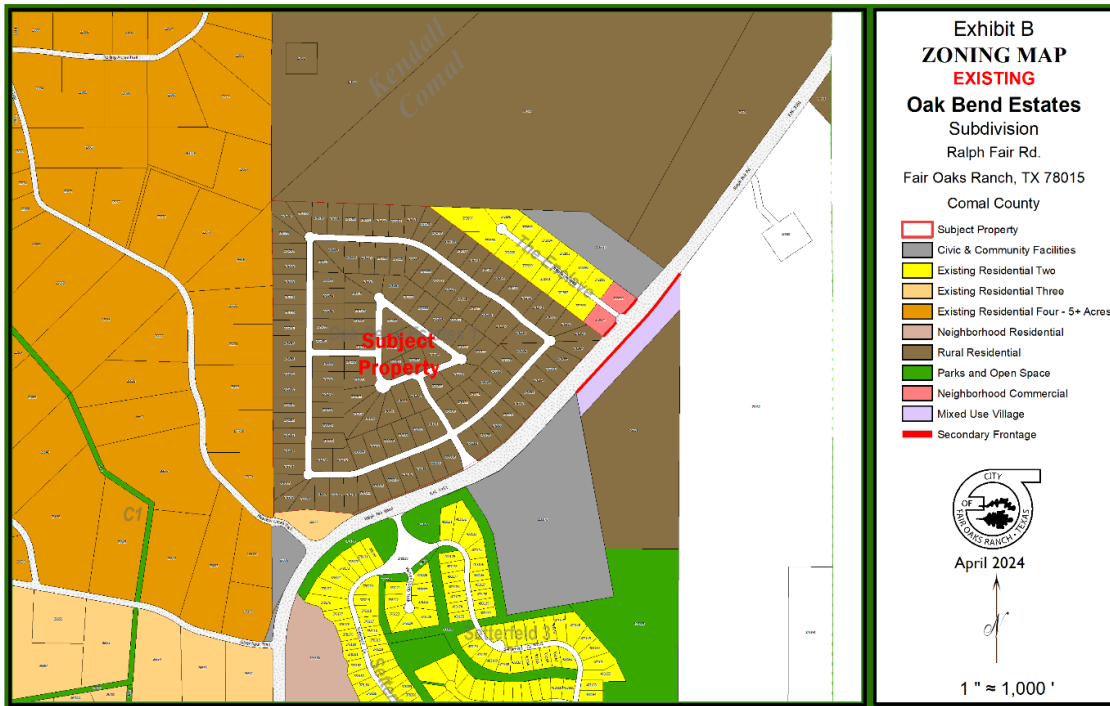
# EXHIBIT A



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.

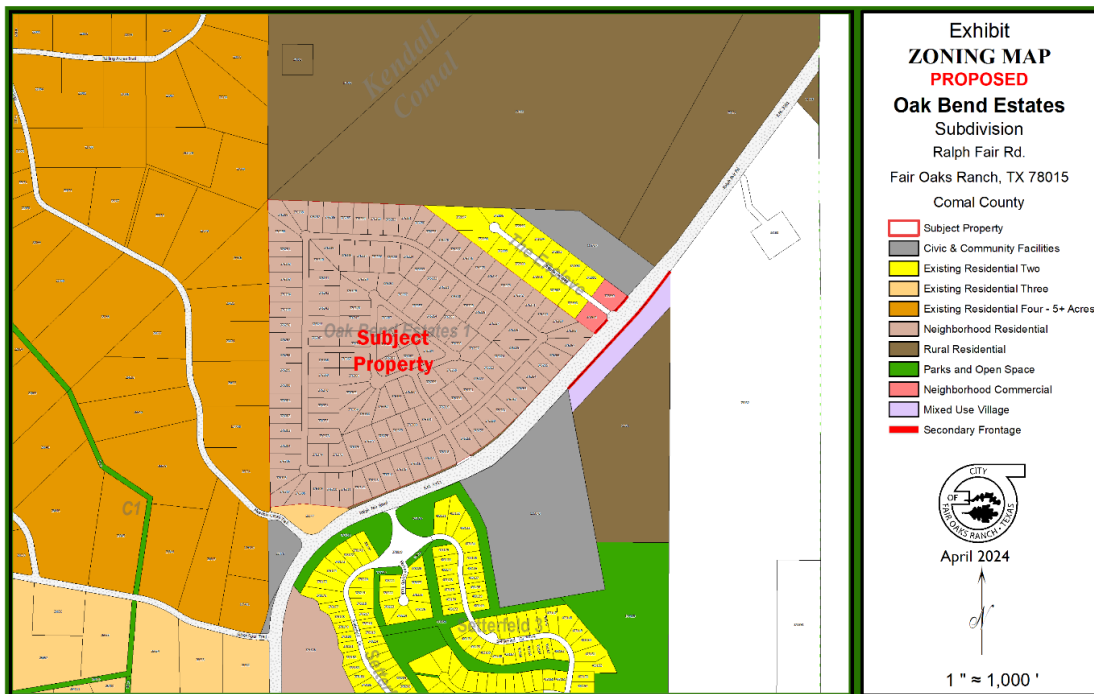


Existing Zoning Map



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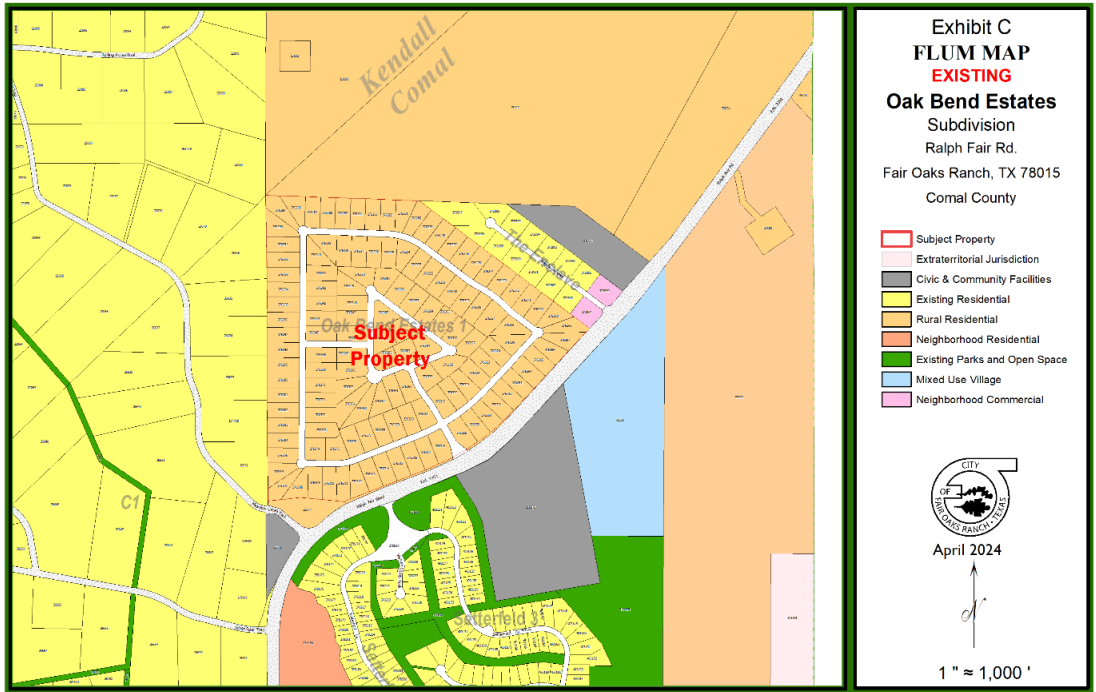
Proposed Zoning Map



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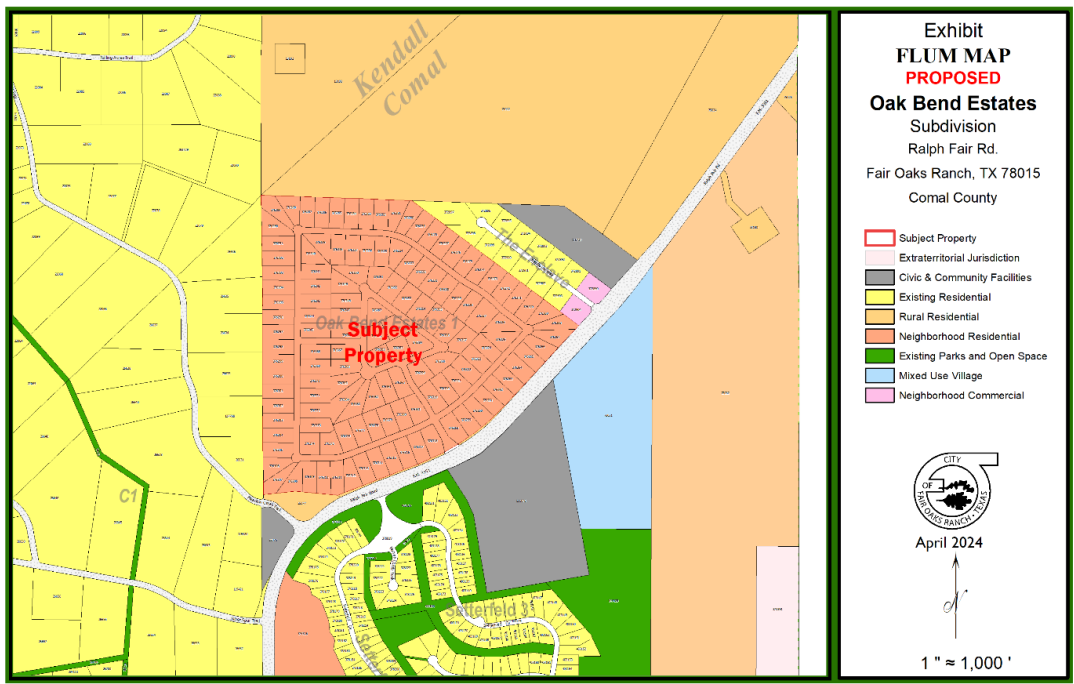
# Exhibit C

## Existing FLUM Map



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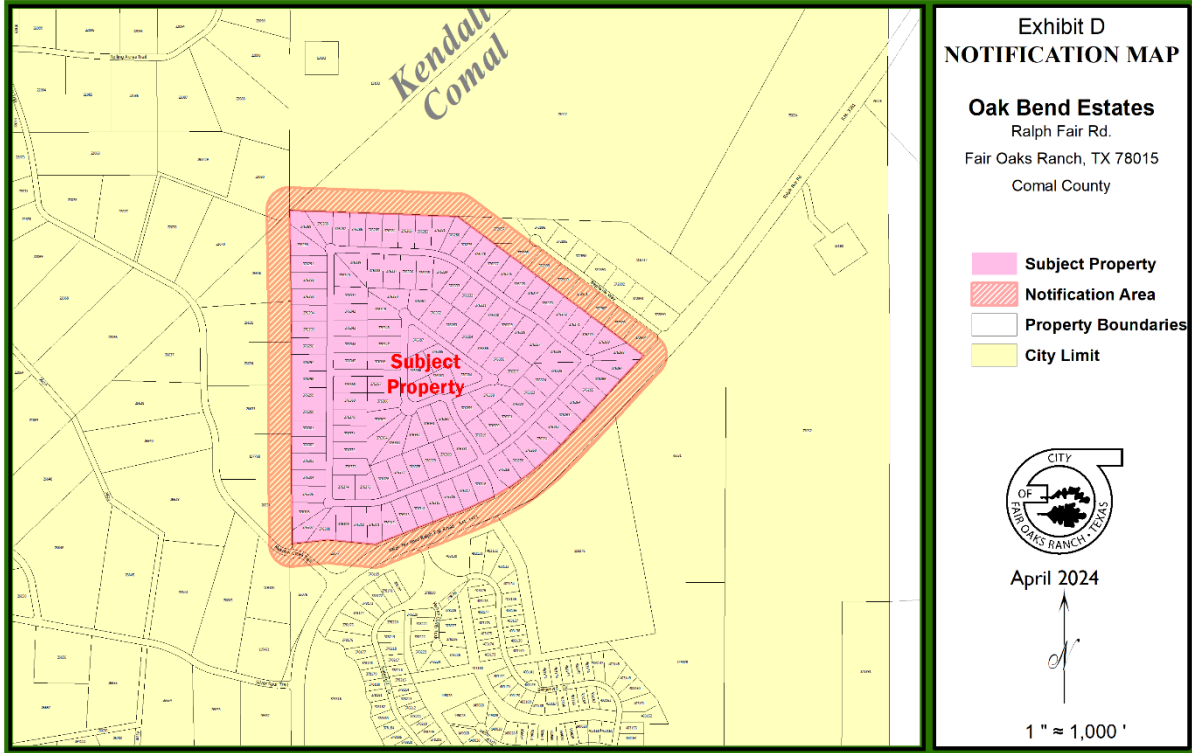
## Proposed FLUM Map



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Exhibit D

Notification Map



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**KG** KILLEN, GRIFFIN & FARRIMOND  
ATTORNEYS AT LAW

April 3, 2024

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

RE: **Letter of Intent**, in connection with a Rezoning Application and Future Land Use Map Amendment for Certain Property, Consisting of Approximately 149 Acres (the "Subject Property"), Located at intersection of Ralph Fair Road and Honeycomb Rock in the municipal corporate boundaries of the City of Fair Oaks Ranch ("City"), Comal County ("County"), Texas

To whom it may concern:

On behalf of the landowner of the Subject Property, **Oak Bend Forest, L.C.**, a Texas limited liability company (the "Owner"), we are providing this Letter of Intent for the Owner's rezoning and future land use map amendment requests for the Subject Property. More specifically, the Subject Property is currently zoned and has a land use designation of Rural Residential ("RR"), which restricts minimum lot sizes to five (5) acres. Rezoning the Subject Property to Neighborhood Residential ("NR") and amending its land use designation to Neighborhood Residential ("NR") will allow for the development of the proposed "Project," as further described herein.

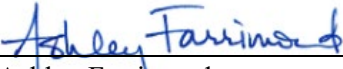
In 2008, the Owner entered into a Water Supply Agreement ("Agreement") with the City. The Agreement anticipated one hundred thirty (130) residential lots. The Subject Property was then platted with minimum one (1) acre lots in 2011 (Doc.# 201106015175). After the Agreement and plat were approved, the City zoned the Subject Property inconsistent with these documents. We respectfully request that this be corrected, and the zoning be consistent with the previously approved one (1) acre lots.

The Owner proposes to develop a single-family residential Project on the Subject Property, consisting of 106 homes. Each residential lot will have a minimum of one (1) acre, with connections to public water and individual septic systems. In short, the Project will be a high-quality development in the community that is consistent with the City's development objectives.

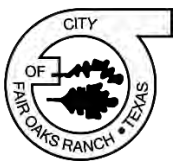
If there is any additional information or documentation that we can provide to assist in your review of this Letter of Intent, please do not hesitate to contact me at (210) 960-2750 or via email at: [ashley@kgftx.com](mailto:ashley@kgftx.com).

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

  
\_\_\_\_\_  
Ashley Farrimond

# **Universal Application and Form S2 Checklist**



## S2 SPECIFIC APPLICATION FORM – REZONING/ FUTURE LAND USE MAP AMENDMENT

### Section 3.7 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 request. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location and boundaries of the proposed zoning. 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 zone change 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





City of Fair Oaks Ranch Exhibit E

Item #6.

7286 Dietz Bikhorn 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: Oak Bend Subdivision / Intersection of Ralph Fair Rd and Honeycomb Rock Acreage: 149
Brief Description of Project: Single Family Residential
Is property platted? [ ] No [X] Yes Subdivision name: Oak Bend Subdivision No. of Lots: 118
Recordation #: Doc # 201106015175 Parcel(s) Tax ID#:
Existing Use: Residential Proposed Use: Single-Family Homes
Current Zoning: Rural Residential Proposed Zoning: Existing Residential Two, "R2" (0.3 to 1.0 Acres)
Occupancy Type: Residential Sq. Ft: Bed #: Bath #: Car Garage #: AF
Water System [ ] Well [X] Public Flood Zone: [ ] Yes [X] No Sewer System: [X] Septic [ ] Public

PROPERTY OWNER INFORMATION

Owner: Oak Bend Forest, L.C. Contact Name: James M. Grona
Address: 120 Oak Creek Court, Suite 100 City/State/ZIP: San Antonio, Texas 78232
Phone: 210-960-2750 Email: ashley@kgftx.com

APPLICANT INFORMATION

Applicant/Developer: Sitterle Homes LTD Contact Name: Frank Sitterle
Address: 2015 Evans Road, Suite 100 City/State/ZIP: San Antonio, Texas 78258
Phone: 210-494-9192 Email: Frank@sitterlehomes.com

KEY CONTACT INFORMATION

Name of the Individual: Killen, Griffin & Farrimond, PLLC Contact Name: Ashley Farrimond, Attorney
Address: 10101 Reunion Place, Suite 250 City/State/ZIP: San Antonio, Texas 78218
Phone: 210-960-2750 E-mail: ashley@kgftx.com

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

Signature: [Handwritten Signature] Date: 04/02/2024
(Signed letter of authorization required if the application is signed by someone other than the property owner)

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*
DATE REC'D: 04/03/2024 & 04/17/2024 BY: Amanda Wade
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

**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

**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

\*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)
- 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)

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



# Title Report/Commitment

**Exhibit E**  
**CENTRAL TEXAS CPF**

Item #6.

SERVICING AUSTIN AND SAN ANTONIO

ATTN: Norma Jean Vargas, Customer Service

270 N. Loop 1604 East, Suite 110

San Antonio, TX 78232

TITLE REPORT

GF NUMBERS 4000412300999 & 4000412301000

EFFECTIVE DATE: 03/24/2024

---

CURRENT & LAST VESTING PROPERTY OWNER: OAK BEND FOREST, L.C.

LEGAL DESCRIPTION:

**A PARCEL OF LAND CONTAINING 149.00 ACRES, MORE OR LESS, BEING THE WESTERN PORTION OF A 178.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED JANUARY 12, 1998, UNDER COUNTY CLERK FILE NUMBER 9806000756, OFFICIAL RECORDS, COMAL COUNTY, TEXAS, OUT OF THE M. D LA LUZ GUERRA SURVEY NO. 172, ABSTRACT NO. 173, COMAL COUNTY, TEXAS.**

**ALSO KNOWN AS THE FOLLOWING LEGAL DESCRIPTION:**

**BEING 149.02 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 149.02 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN A DEED DATED MAY 8, 2008 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NO. 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.**

**SAID LEGAL DESCRIPTION HAS NOW BEEN CONVERTED AND SPLIT OUT TO THE FOLLOWING LEGAL DESCRIPTION:**

**LOTS 1 THRU 130, OAK BEND ESTATES, IN THE CITY OF FAIR OAKS RANCH, COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201106015175, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.**

---

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of COMAL COUNTY, and are affecting title to the property above described during the timeframe as set out above:

THERE ARE CURRENTLY NO ACTIVE, OPEN AND OUTSTANDING LIENS FOUND AND FILED OF RECORD AT THIS TIME ON THIS SAID LAND AND SUBJECT PROPERTY.

GENERAL NAMES WERE SEARCHED AND NONE FOUND.

THE CURRENT AND LAST VESTING DEED FOUND AND FILED OF RECORD ON THIS SAID LAND AND SUBJECT PROPERTY WAS A WARRANTY DEED THAT WAS RECORDED ON MAY 13, 2008 UNDER DOCUMENT NUMBER 200806019093, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, WHEREIN THE CURRENT AND LAST VESTING PROPERTY OWNER, OAK BEND FOREST, L.C., ACQUIRED THIS SAID LAND AND SUBJECT PROPERTY.

Item #6.

Exhibit E

---

**This report is issued for the use of and shall inure to the benefit:**

**STEVE VONHOFE  
SITTERLE HOMES  
VP LAND DEVELOPMENT  
PHONE 713-791-8980  
WEBSITE sitterlehomes.com**

**And**

**JEFFREY E. BUELL  
OWNER  
SITTERLE HOMES  
2015 EVANS RD, STE 100  
SAN ANTONIO, TX 78258  
PHONE 210-326-2625  
WEBSITE sitterlehomes.com**

---

And is issued in consideration of \$000.00 PLUS TAX paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure of damages against the issuing company. **SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein. This report does **NOT** reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto. Further, this report does not address, and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

**FNTG – CUSTOMER SERVICE SAN ANTONIO AND AUSTIN BY: *PETER BLUMTJER***

**Legal Description and Plat**



200806019093 05/13/2008 12:40:55 PM DEED 1/3

**WARRANTY DEED**

B/M

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date: May 8, 2008

Grantor: Neljimmann Partners, Ltd., whose address is P O Box 790645, San Antonio, TX 78279

Grantee: Oak Bend Forest, L.C., whose address is P O Box 790645, San Antonio, TX 78279

Consideration: Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

Property: A parcel of land containing 149.00 acres, more or less, being the Western portion of a 178.00 acre tract as described in a deed recorded January 12, 1998 under County Clerk File Number 9806000756, Official Records, Comal County, Texas, out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, said 149.00 parcel of land being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance and Warranty: Matters of record affecting the Property, to the extent and validity thereof; and ad valorem taxes not yet due and payable, which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor bind Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Executed this 8th day of May, 2008.

Neljimmann Partners, Ltd.

By: Hayden Grona

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

This instrument was acknowledged before me on this the 8th day of May, 2008 by Hayden Grona, GENERAL PARTNER of NELJIMANN PARTNERS, a Texas Limited Partnership.

Ava Anita Duennenberg  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

OAK BEND FOREST, L.C.  
P O Box 790645  
San Antonio, TX 78279

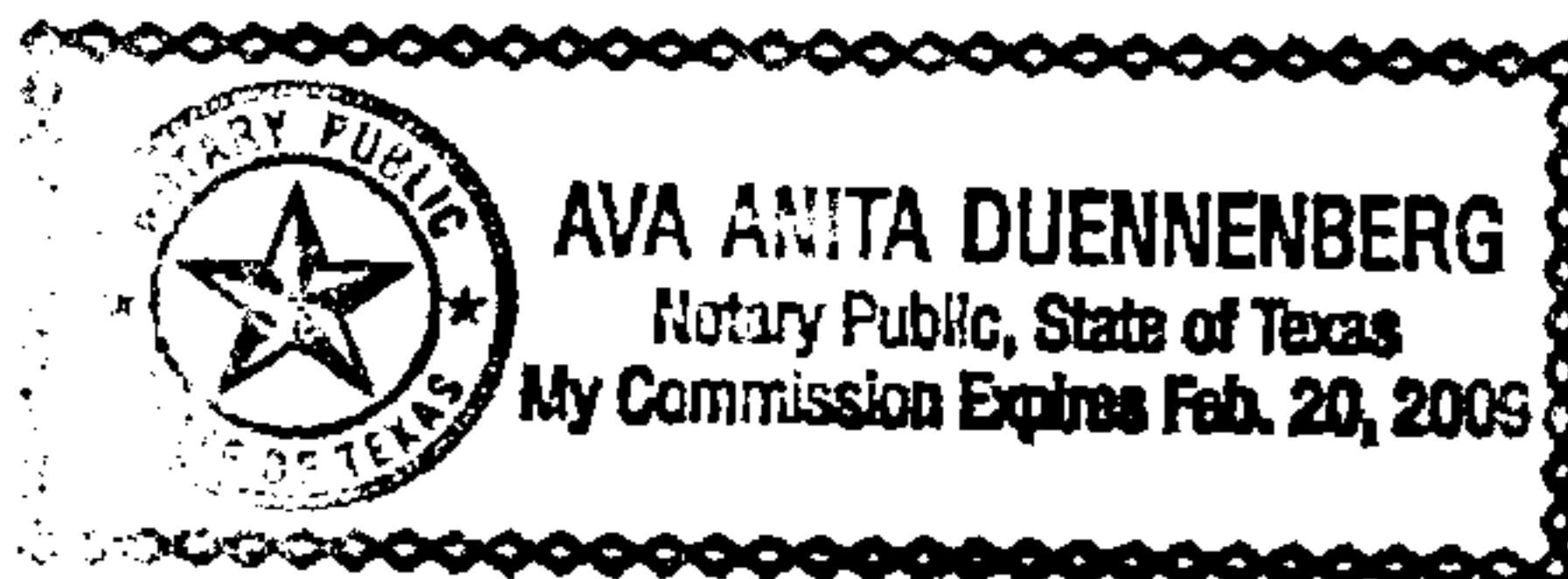




EXHIBIT "A"

STATE OF TEXAS #  
 COUNTY OF KENDALL #

Field notes of a 149.000 acre, more or less, tract of land out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, being the western portion of a 178.000 acre tract as described in deed recorded in Document No. 9806000756, Official Records of Comal County and being more fully described as follows:

Beginning at an existing iron pin in a fence for the northwest corner of this tract, said pin being S 01° 31' 58" W 19.13 feet from the north corner of Lot 8, Fair Oaks Ranch, Comal County, Unit 1 as shown on a plat recorded in Volume 5, Page 55, Plat Records of Comal County, Texas, said pin also being the northwest corner of said 178.000 acre tract and this tract;

Thence, along a fence and with the north line of said 178.000 acre tract, S 86° 42' 28" E 1,451.97 feet to an existing PK nail for the northeast corner of this tract, said iron pin being the northwest corner of the Leo A. Kahanek and Doris A. Schimpf 29.000 acre tract described in deed recorded in Document No. 9806015680, Official Records of Comal County;

Thence, through the interior of said 178.000 acre tract and with the southwest line of said 29.000 acre tract, S 51° 56' 17" E 2049.94 feet to an existing iron pin in a fence on a northwestern line of F.M. 3351:

Thence, with said line of F.M. 3351 as follows:

- S 43° 59' 41" W 1,078.28 feet to an existing concrete monument
- S 46° 33' 15" W 201.96 feet to an existing iron pin
- S 51° 40' 50" W 194.70 feet to an existing iron pin
- S 56° 40' 50" W 194.70 feet to an existing iron pin
- S 61° 40' 45" W 194.75 feet to an existing iron pin
- S 67° 11' 19" W 231.80 feet to an existing iron pin
- S 70° 06' 16" W 793.46 feet to an existing concrete monument

and

S 68° 00' 14" W 67.05 feet to an existing iron pin, this pin being the east corner of Lot 2, Saur Subdivision as shown on a plat recorded in Volume 11, Page 4, Plat Records of Comal County, Texas;

Thence, with a south line of this tract and the north line of said Lot 2, N 83° 36' 50" W 424.13 feet to an existing iron pin and S 85° 26' 05" W 320.79 feet to an existing iron pin for the southwest corner of this tract;

Thence, with fence on the west line of this tract and an east line of the

above-mentioned Fair Oaks Ranch, Comal County Unit 1, N 01° 24' 56" E 893.98 feet to an existing iron pin, N 01° 45' 42" E 1,283.10 feet to an existing iron pin and N 01° 31' 58" E 769.30 feet to the place of beginning and containing 149.000 acres of land, more or less.<sup>3</sup>

I, James E. Schwarz, a Registered Professional Land Surveyor, hereby certify that the above field notes are of a survey made on the ground under my supervision on January 4 - 5, 1996, November 5 - 6, 1997 and June 29, 1998 and recertified on March 8, 1999.

*James E. Schwarz*

James E. Schwarz  
Registered Professional  
Land Surveyor #4760  
Job No. 99-23

- 1.F.M.3351 established by deed recorded in Volume 657, Page 509, Deed Records of Comal County, Texas.
- 2.This bearing, used as the bearing basis of this survey, is from deed recorded in Volume 283, Pages 381-383, Deed Records of Comal County, Texas.
- 3.See plat of this tract dated January 4 - 5, 1996, November 5 - 6, 1997, June 29, 1998 and March 8, 1999 for more information.

Return to . . . . .  
Jim Grona Builders, Inc.  
PO Box 790645  
San Antonio, Tx 78279 - 0645

Doc# 200506009884  
# Pages 3  
03/16/2005 12:19PM  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$18.00



*Joy Streater*

Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
05/13/2008 12:40:55 PM  
CASHTWO  
200806019093



*Joy Streater*

Doc# 200506009884



# SUBDIVISION PLAT OF SHEET OAK BEND ESTATES (CITY OF FAIR OAKS RANCH)

BEING 149.02 acres of land out of Survey Number 172, Merle de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Sold 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Book 200809019063 of the Official Public Records of Comal County, Texas.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PURSUANCE OF A DEED DATED MAY 8, 2008, HAS CAUSED THE PREPARED AND SIGNED BY ME TO BE THE PUBLIC RECORDER ALL CITY, COUNTY, AND STATE RECORDS AND INSTRUMENTS AND PUBLIC RECORDS THEREON AND HAS AGREED TO BE BOUND BY THE SUBDIVISION INSTRUMENTS.  
**OAK BEND FOREST, L.C.**  
D/B/A - OAK BEND ESTATES, L.C.  
1415 200 Street  
San Antonio, Texas 78201  
214-588-8264  
Jared D. Stovall  
Jared D. Stovall  
DRAFT DEVELOPER'S FULLY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY IN THIS DAY PERSONALLY APPEARED  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE  
SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN  
THE CAPACITY DESCRIBED HERETO.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THESE UNDERSIGNED INSTRUMENTS WERE READ TO THIS  
PLAT BY THE OFFICE OF THE PUBLIC RECORDS AND I HAVE TO BE THE BEST OF MY  
KNOWLEDGE THAT EACH PERSON TO ALL RECORDS OF THE SUBDIVISION INSTRUMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THESE UNDERSIGNED INSTRUMENTS WERE READ TO THIS  
PLAT BY THE OFFICE OF THE PUBLIC RECORDS AND I HAVE TO BE THE BEST OF MY  
KNOWLEDGE THAT EACH PERSON TO ALL RECORDS OF THE SUBDIVISION INSTRUMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

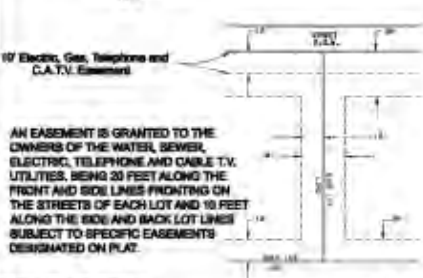
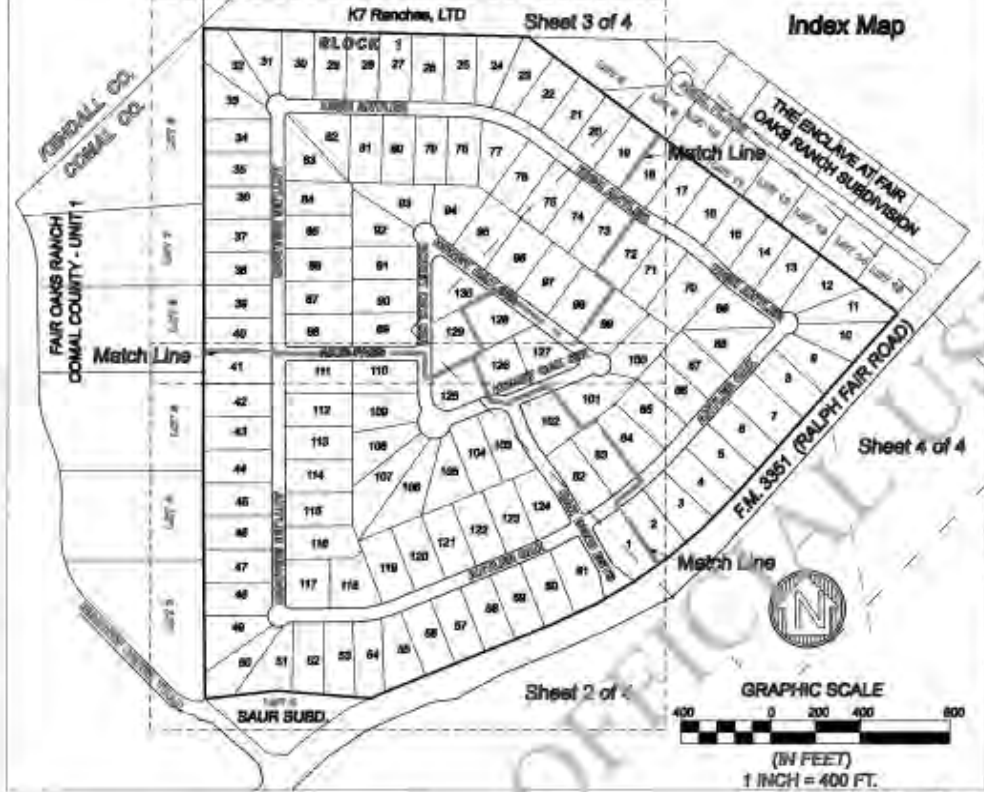
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND PROPERTY LINES HAVE BEEN RECORDED UNDER AN EXPLOSION.

## Exhibit E

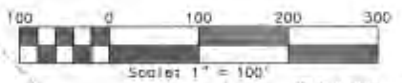


CURVE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PI	PC	PT	PT
0+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+00	0+00	0+00
0+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+10	0+10	0+10
0+20	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+20	0+20	0+20
0+30	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+30	0+30	0+30
0+40	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+40	0+40	0+40
0+50	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+50	0+50	0+50
0+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+60	0+60	0+60
0+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+70	0+70	0+70
0+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+80	0+80	0+80
0+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	0+90	0+90	0+90
1+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+00	1+00	1+00
1+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+10	1+10	1+10
1+20	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+20	1+20	1+20
1+30	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+30	1+30	1+30
1+40	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+40	1+40	1+40
1+50	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+50	1+50	1+50
1+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+60	1+60	1+60
1+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+70	1+70	1+70
1+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+80	1+80	1+80
1+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	1+90	1+90	1+90
2+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+00	2+00	2+00
2+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+10	2+10	2+10
2+20	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+20	2+20	2+20
2+30	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+30	2+30	2+30
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2+50	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+50	2+50	2+50
2+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+60	2+60	2+60
2+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+70	2+70	2+70
2+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+80	2+80	2+80
2+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	2+90	2+90	2+90
3+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+00	3+00	3+00
3+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+10	3+10	3+10
3+20	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+20	3+20	3+20
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3+50	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+50	3+50	3+50
3+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+60	3+60	3+60
3+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+70	3+70	3+70
3+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+80	3+80	3+80
3+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	3+90	3+90	3+90
4+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+00	4+00	4+00
4+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+10	4+10	4+10
4+20	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+20	4+20	4+20
4+30	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+30	4+30	4+30
4+40	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+40	4+40	4+40
4+50	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+50	4+50	4+50
4+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+60	4+60	4+60
4+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+70	4+70	4+70
4+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+80	4+80	4+80
4+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	4+90	4+90	4+90
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5+30	N 89° 59' 54" E	100.00	100.00	100.00	90.00	5+30	5+30	5+30
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5+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	5+70	5+70	5+70
5+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	5+80	5+80	5+80
5+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	5+90	5+90	5+90
6+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+00	6+00	6+00
6+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+10	6+10	6+10
6+20	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+20	6+20	6+20
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6+40	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+40	6+40	6+40
6+50	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+50	6+50	6+50
6+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+60	6+60	6+60
6+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+70	6+70	6+70
6+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+80	6+80	6+80
6+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	6+90	6+90	6+90
7+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	7+00	7+00	7+00
7+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	7+10	7+10	7+10
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7+50	N 89° 59' 54" E	100.00	100.00	100.00	90.00	7+50	7+50	7+50
7+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	7+60	7+60	7+60
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9+10	N 89° 59' 54" E	100.00	100.00	100.00	90.00	9+10	9+10	9+10
9+20	N 89° 59' 54" E	100.00	100.00	100.00	90.00	9+20	9+20	9+20
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9+40	N 89° 59' 54" E	100.00	100.00	100.00	90.00	9+40	9+40	9+40
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9+60	N 89° 59' 54" E	100.00	100.00	100.00	90.00	9+60	9+60	9+60
9+70	N 89° 59' 54" E	100.00	100.00	100.00	90.00	9+70	9+70	9+70
9+80	N 89° 59' 54" E	100.00	100.00	100.00	90.00	9+80	9+80	9+80
9+90	N 89° 59' 54" E	100.00	100.00	100.00	90.00	9+90	9+90	9+90
10+00	N 89° 59' 54" E	100.00	100.00	100.00	90.00	10+00	10+00	10+00
10+10	N 89° 59' 54" E	10						



Exhibit E



(S 86°42'28" E 1451.97 ft)  
(S 88°30'23" E 1450.46 ft)

BEING 146.02 acres of land out of Survey Number 172, Maria de Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 146.02 acre tract of land being the same land described in a deed dated May 6, 2006 to Oak Bend Forest, L.C., recorded in Book 200806019063 of the Official Public Records of Comal County, Texas.

Monumentation Legend

- Found Small Deep Iron Nail (Preparation Concrete Record) See Section 15.04(a)
- Found Small Deep Iron Nail (Preparation Concrete Record) See Section 15.04(a)
- ▲ Found Small Deep Iron Nail (Preparation Concrete Record) See Section 15.04(a)
- Found Small Deep Iron Nail (Preparation Concrete Record) See Section 15.04(a)
- Found Small Deep Iron Nail (Preparation Concrete Record) See Section 15.04(a)
- Found Small Deep Iron Nail (Preparation Concrete Record) See Section 15.04(a)

KENDALL COUNTY  
COMAL COUNTY

LOT 0  
FAIR OAKS RANCH  
COMAL COUNTY - UNIT 1

LOT 1  
The Henderson Family Trust  
Elliott and Sarah Henderson Trust

LOT 2  
Sutton, Dale and Wynne  
Robert H. Dick

THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION  
Match Line Sheet 4 of 4

HIGH ANTLER  
Match Line Sheet 4 of 4

HONEY OAK CIR  
Match Line Sheet 4 of 4

AXIS PASS  
Match Line Sheet 2 of 4

Match Line Sheet 2 of 4

Match Line Sheet 4 of 4



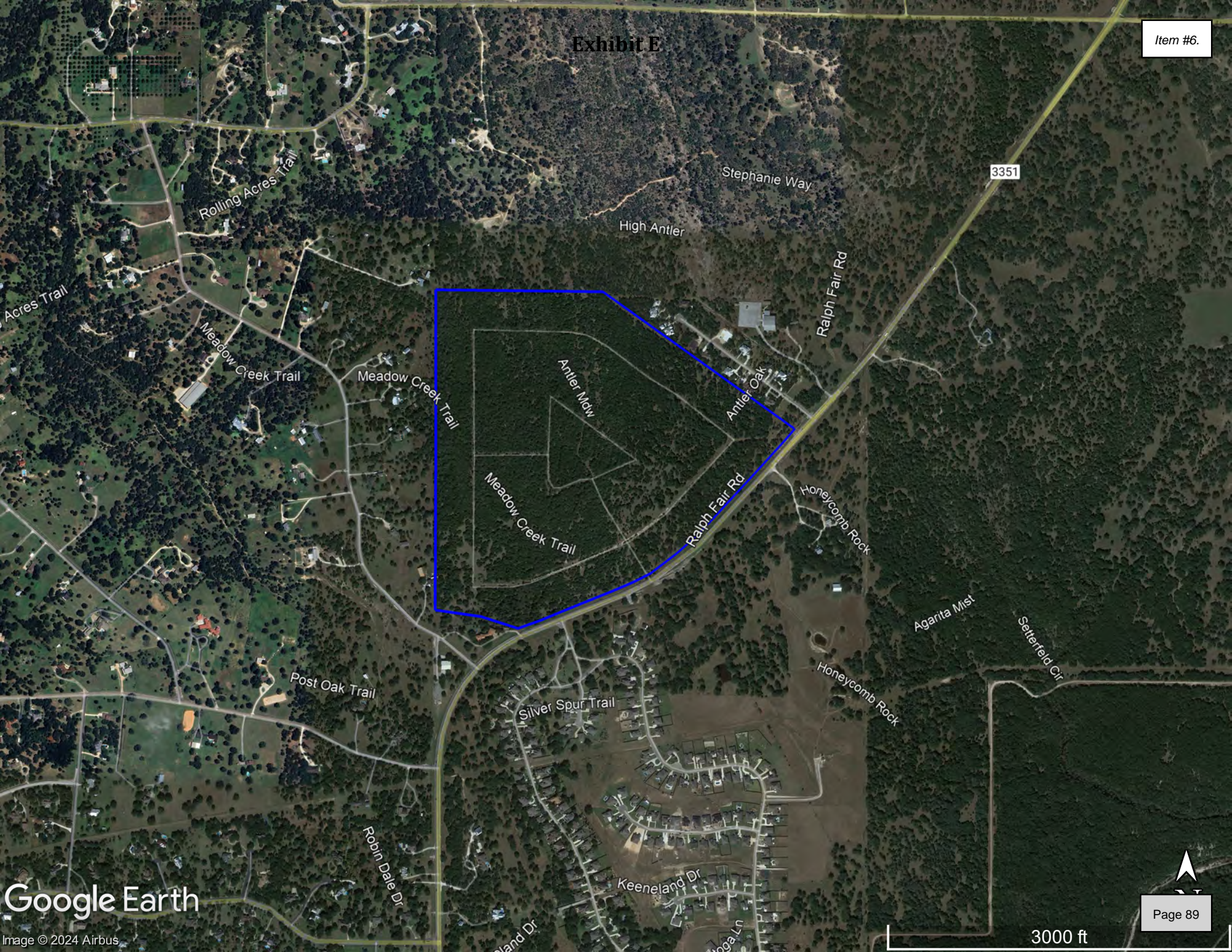


# **Property Maps**

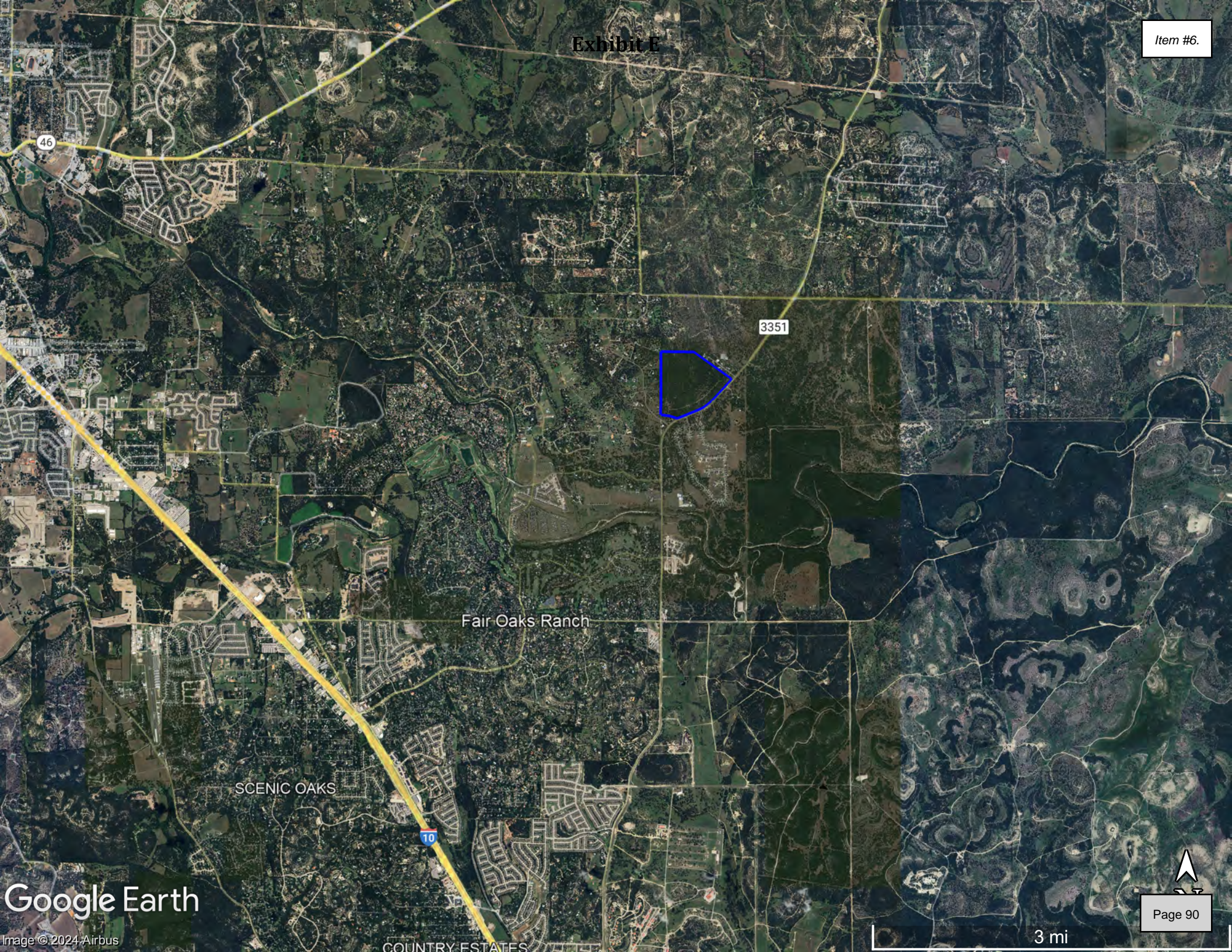


Exhibit E

Item #6.







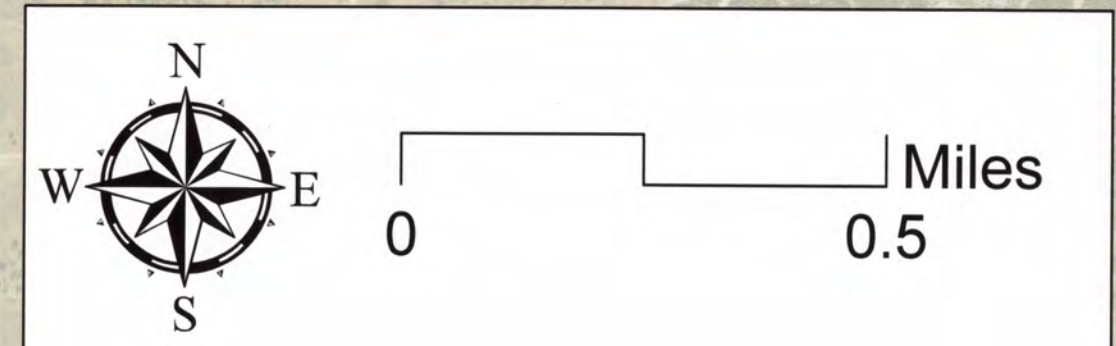
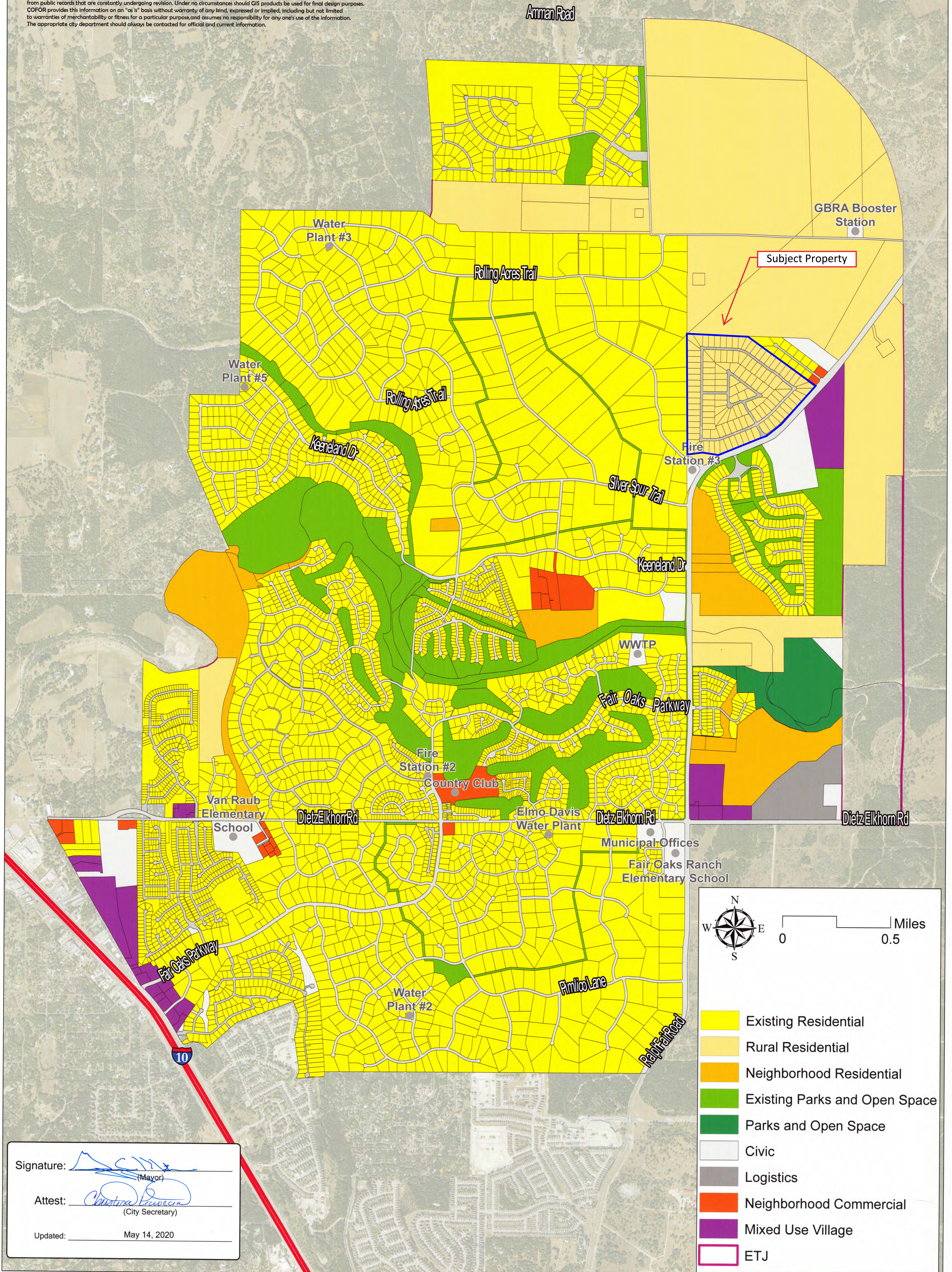




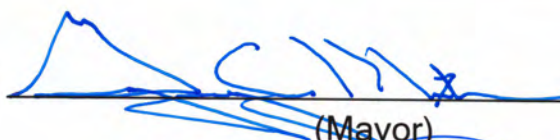


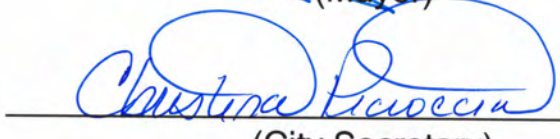
# City of FAIR OAKS RANCH FUTURE LAND USE MAP (FLUM)

**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, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for any one's use of the information. The appropriate city department should always be contacted for official and current information.



- Existing Residential
- Rural Residential
- Neighborhood Residential
- Existing Parks and Open Space
- Parks and Open Space
- Civic
- Logistics
- Neighborhood Commercial
- Mixed Use Village
- ETJ

Signature:  (Mayor)

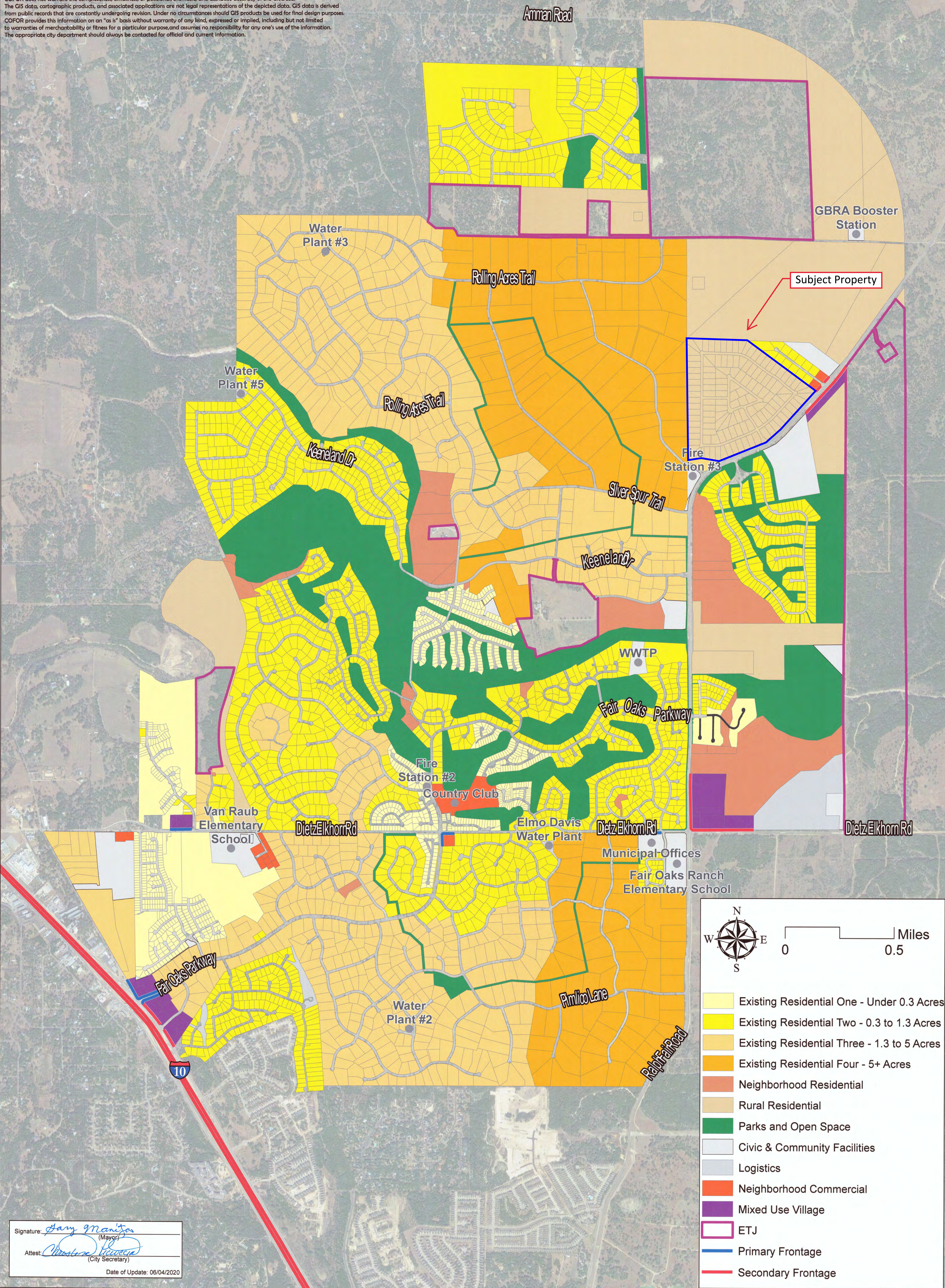
Attest:  (City Secretary)

Updated: May 14, 2020



# City of FAIR OAKS RANCH ZONING MAP

**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, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for any one's use of the information. The appropriate city department should always be contacted for official and current information.



- Existing Residential One - Under 0.3 Acres
- Existing Residential Two - 0.3 to 1.3 Acres
- Existing Residential Three - 1.3 to 5 Acres
- Existing Residential Four - 5+ Acres
- Neighborhood Residential
- Rural Residential
- Parks and Open Space
- Civic & Community Facilities
- Logistics
- Neighborhood Commercial
- Mixed Use Village
- ETJ
- Primary Frontage
- Secondary Frontage

Signature: *Gary Maniza*  
 (Mayor)  
 Attest: *Christina Kovacs*  
 (City Secretary)  
 Date of Update: 06/04/2020



# **Authorization**



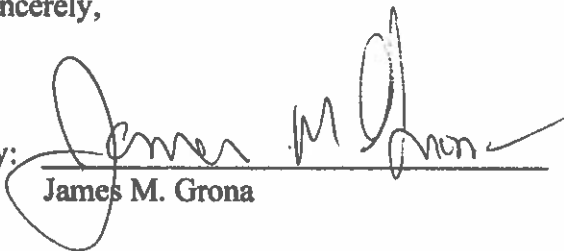
March 29, 2024

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

To Whom It May Concern:

My name is James M. Grona and I represent Oak Bend Forest, L.C., the owner of property located at the intersection of Ralph Fair Road and Honeycomb Rock, Fair Oaks Ranch, Texas 78015 ("Property"). The Property is further described in the Oak Bend Subdivision Plat, properly recorded as Document 201106015175 in the Official Public Records of Comal County, Texas. This letter hereby authorizes the placement of a sign on the Property fifteen (15) days prior to any public hearing associated with the proposed rezoning.

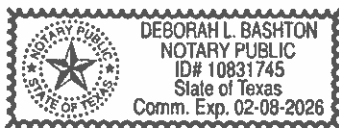
Sincerely,


By:   
James M. Grona

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

BEFORE ME, the undersigned authority, on this day personally appeared James M. Grona, Representative of Oak Bend Forest, L.C. who acknowledged he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of APRIL, 2024.



  
Notary Public, State of TEXAS  
Printed Name: DEBORAH L. BASHTON

**Proof of Taxes Paid**





2023 bills are showing the 100K exemption per Senate Bill 2. Properties with timely protests for 2023 that are still pending with the CAD will not be billed until resolved.

# WELCOME TO COMAL COUNTY

## View and Pay

Search Term (Ex: Smith John or Smith J or Smith)

OAK BEND FOREST

Search By

Owner Name

Bill Status

Any

Tax Year

2023

SEARCH

### Search Results

CLEAR ALL

ADD TO CART

Owner Name	Tax Year	Payment Status	Property Id	Address	Propi
OAK BEND FOREST LC	2023	Paid	376258	0 TBD	OAK
OAK BEND FOREST LC	2023	Paid	376259	7137 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376260	7133 ANTLER OAK	OAK



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376261

7129  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376262

7125  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376263

7121  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376264

7117  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376265

7113  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376266

7109  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376267

7105  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376268

31404  
HIGH

OAK

Page 98



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

ANTLER  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376269

31408  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376270

31412  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376271

31416  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376272

31420  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376273

31424  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376274

31428  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376275

31432  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK



Owner Name	Tax Year	Payment Status	Property Id	Address	Pro
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Item #6.
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**Exhibit E**

OAK BEND FOREST LC	2023	Paid	376276	31436 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376277	31440 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376278	31444 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376279	31448 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376280	31452 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376281	31456 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376282	31460 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376283	31464 HIGH ANTLER	OAK



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376284

31468  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376285

31472  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376286

31476  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376287

31480  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376288

31484  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376289

30095  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376290

30091  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376291

30087  
ANTLER

OAK

Page 101



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

MEADOW  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376292

30083  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376293

30079  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376294

30075  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376295

30071  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376296

30067  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376297

30063  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376298

30059  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK



Owner Name	Tax Year	Payment Status Exhibit E	Property Id	Address	Pro	Item #6.
OAK BEND FOREST LC	2023	Paid	376299	30055 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376300	30051 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376301	30047 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376302	30043 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376303	30039 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376304	30035 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376305	30031 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376306	7267 ANTLER OAK	OAK	



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376307

7263  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376308

7259  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376309

7255  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376310

7251  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376311

7247  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376312

7243  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376313

7239  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376314

7235  
ANTLER

OAK

Page 104



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

OAK  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376315

7231  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376316

7227  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376317

7223  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376318

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376319

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376320

7138  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376321

7134  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376322

7130  
ANTLER  
OAK  
BOERNE,  
TX 78015

OAK



Owner Name	Tax Year	Payment Status	Property Id	Address	Pro
OAK BEND FOREST LC	2023	Paid	376323	7126 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376324	7122 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376325	7114 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376326	31415 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376327	31419 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376328	31423 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376329	31427 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376330	31431 HIGH ANTLER	OAK

Item #6.



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376331

31435  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376332

31439  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376333

31443  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376334

31451  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376335

31459  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376336

31463  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376337

31467  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376338

31471  
HIGH

OAK

Page 107



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

ANTLER  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376339

31479  
HIGH  
ANTLER  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376340

30086  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376341

30078  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376342

30074  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376343

30070  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376344

30066  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376345

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376346

0 TBD

OAK



Owner Name	Tax Year	Payment Status	Property Id	Address	Pro	Item #6.
OAK BEND FOREST LC	2023	Paid	376347	7194 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376348	7190 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376349	7186 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376350	7182 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376351	7178 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376352	7174 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376353	7170 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376354	7166 HONEY OAK CIR	OAK	



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376355

7162  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376356

7158  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376357

7154  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376358

7150  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376359

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376360

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376361

7230  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376362

7226  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376363

7222  
HONEY

OAK



**Owner Name****Tax Year****Payment Status  
Exhibit E****Property Id****Address****Pro**

Item #6.

OAK CIR  
BOERNE,  
TX 78015OAK BEND  
FOREST LC

2023

Paid

376364

7218  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376365

7214  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376366

7210  
HONEY  
OAK CIR  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376367

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376368

0 TBD

OAK

OAK BEND  
FOREST LC

2023

Paid

376369

30054  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376370

30050  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK

OAK BEND  
FOREST LC

2023

Paid

376371

30046  
ANTLER  
MEADOW  
BOERNE,  
TX 78015

OAK



Owner Name	Tax Year	Payment Status Exhibit E	Property Id	Address	Pro	Item #6.
OAK BEND FOREST LC	2023	Paid	376372	30042 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376373	30038 ANTLER MEADOW BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376374	0 TBD	OAK	
OAK BEND FOREST LC	2023	Paid	376375	7248 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376376	7240 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376377	7236 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376378	7232 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376379	7228 ANTLER OAK BOERNE, TX 78015	OAK	



Owner Name	Tax Year	Payment Status Exhibit E	Property Id	Address	Pro	Item #6.
OAK BEND FOREST LC	2023	Paid	376380	7224 ANTLER OAK BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376381	0 TBD	OAK	
OAK BEND FOREST LC	2023	Paid	376382	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376383	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376384	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376385	7169 HONEY OAK CIR BOERNE, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376386	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	
OAK BEND FOREST LC	2023	Paid	376387	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK	



Owner Name	Tax Year	Payment Status	Property Id	Address	Pro
OAK BEND FOREST LC	2023	<b>Exhibit E</b>	75023	0 W AMMANN RD BULVERDE, TX 78163	A-17: L GU

Item #6.

250

Showing rows 1 to 131 of 131

1

## Not Finding Your Property?

Try using the search tips below:

- **Owner Name Search:** For best results, search LASTNAME FIRSTNAME. (Ex: Smith John).  
- Partial names will not be found in search results. (Ex: *Smith Joh* will not return results for Smith John)
- **Property Id Search:** For best results, enter the complete property id. (Ex: '0601A 004 002', '0601A', 'P22122')
- **Address Search:** Enter the street number and street name for best results (Ex: '55555 Venture Dr')



Powered by BIS Consultants

Version: 2.0

Last Updated: 04-January-2024

### DISCLAIMER

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Comal Tax Office to verify all other information for accuracy at (830) 221-1353.



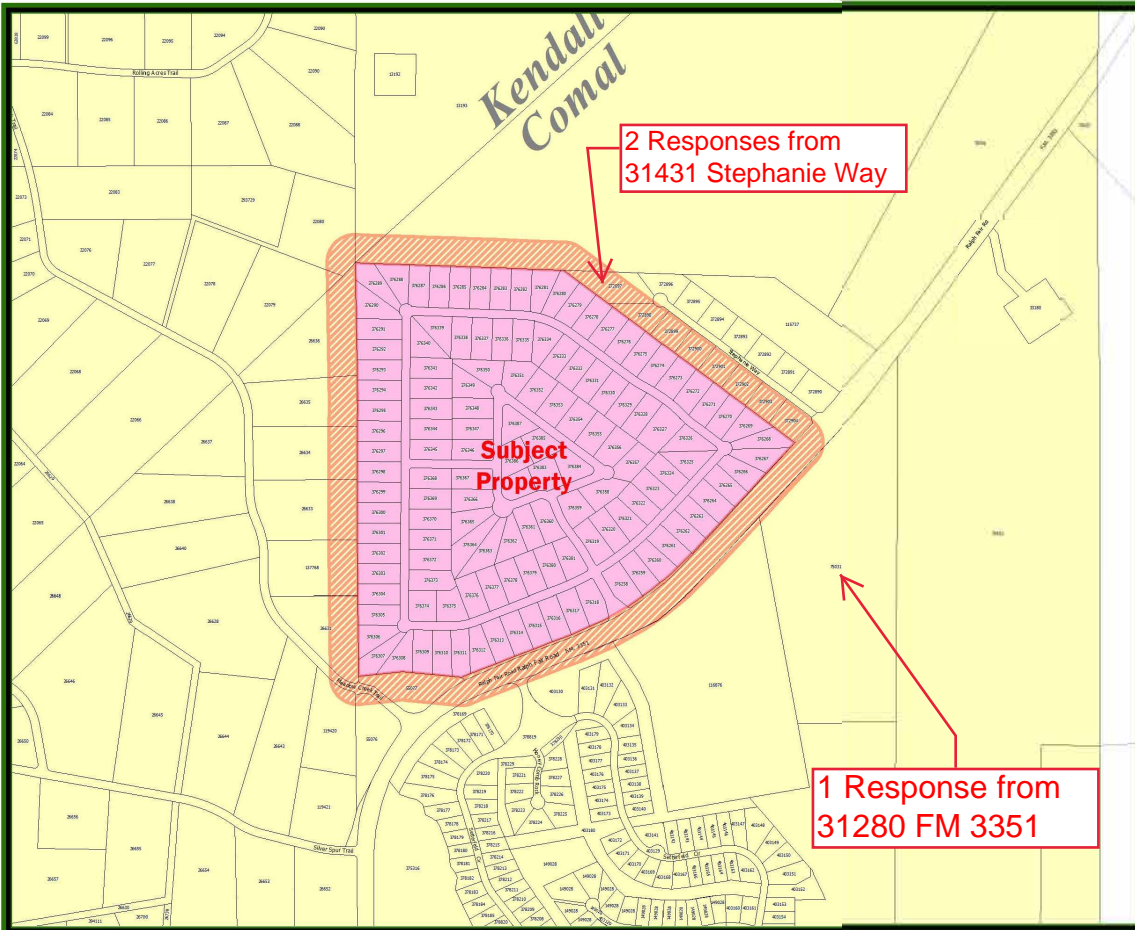


Exhibit F  
NOTIFICATION MAP

**Oak Bend Estates**  
Ralph Fair Rd.  
Fair Oaks Ranch, TX 78015  
Comal County

- Subject Property
- Notification Area
- Property Boundaries
- City Limit



April 2024



1" ≈ 1,000'

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.

Exhibit G

# Public Comment Form



210-698-0900 (office)

CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

[www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)



210-698-3565 (fax)

I am **FOR** the rezoning request for Rezoning Application No. ZC# 2024-01

I am **AGAINST** the rezoning request for Rezoning Application No. ZC# 2024-01

(PLEASE PRINT)

This comment form **MUST** be returned to the City prior to **May 8, 2024** for the Planning and Zoning and **June 5, 2024** for the City Council Meeting. If you would like the comment to be included in the meeting agenda packet, the form must be received before **May 1, 2024** for Planning and Zoning and **May 30, 2024** for City Council.

Name: LINDA L. D'SPAIN

Address: 31431 Stephanie Way, FAIROAK Ranch, Tx 78015

Signature: Linda L. D'Spain

Date: 4/25/2024

**Comments:**

I do not feel like the roads (3351 + Ammans) near this  
development can support the traffic of 200 new residents to the  
AREA. I also do not feel at this time we have enough  
water for 149 new homes.



# Public Comment Form



210-698-0900 (office)

CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

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Name: Ronald R. D'Spain

Address: 31431 Stephanie Way Fair Oaks Ranch, Tx 78015

Signature: Ronald R. D'Spain

Date: 4/25/2024

**Comments:**

3351, can't even take all the cars on road now.

We have sit & wait sometimes 10-15 minutes to get

out of subdivision.

Won't be enough law enforcement

Where is the water (drinking) come from.

We are gonna need red lights for traffic

# Public Comment Form



210-698-0900 (office)

CITY OF FAIR OAKS RANCH  
7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

[www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)



210-698-3565 (fax)

*M/M*

I am **FOR** the rezoning request for Rezoning Application No. ZC# 2024-01

\_\_\_\_\_ I am **AGAINST** the rezoning request for Rezoning Application No. ZC# 2024-01

(PLEASE PRINT)

This comment form **MUST** be returned to the City prior to **May 8, 2024** for the Planning and Zoning and **June 5, 2024** for the City Council Meeting. If you would like the comment to be included in the meeting agenda packet, the form must be received before **May 1, 2024** for Planning and Zoning and **May 30, 2024** for City Council.

Name: Mark Minahan

Address: 31280 FM 3351

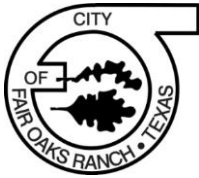
Signature: *M/M*

Date: April 26, 2024

**Comments:**

Directly across the street  
Property owner / applicant should get Zoning Requested  
*M/M*





**PLANNING & ZONING COMMISSION CONSIDERATION ITEM  
CITY OF FAIR OAKS RANCH, TEXAS**

**AGENDA TOPIC:** Consideration and possible recommendation on a proposed amendment to the Comprehensive Plan (CPA No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates subdivision.

**DATE:** May 9, 2024

**DEPARTMENT:** Public Works and Engineering Services

**PRESENTED BY:** Lee Muniz, P.E., CFM, Manager of Engineering Services

**INTRODUCTION/BACKGROUND:**

The applicant is proposing to change the Future Land Use Map (FLUM) designation of approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock from Rural Residential (RR) to Neighborhood Residential (NR). The subject parcel is platted as Oak Bend Estates subdivision. The current FLUM designation of RR recommends a minimum lot size of five (5) acres and the corresponding zoning classification of Rural Residential (RR).

The applicant is proposing to develop the property with single-family homes on minimum one-acre lots in accordance with a Water Supply Agreement with the City of Fair Oaks Ranch, entered into in 2008 and renewed March 2024. Accordingly, the appropriate FLUM designation for one-acre lots is NR and the corresponding zoning classification is NR.

All documents related to this Amendment are in the public hearing section of this meeting agenda. The Commission may:

1. Recommend approval or denial of the Comprehensive Plan Amendment to the City Council.
2. May choose to table the Amendment if they determine additional information from the applicant is warranted.

The City Council is the final authority on all Comprehensive Plan amendments, including Future Use Land Map (FLUM) and rezoning. Following Commission action tonight, the Council will conduct its public hearing at a regular Council meeting (tentatively June 6, 2024).

Staff recommends the Commission considers the following in approving this request -

- A. The proposed amendment will accurately reflect the approved Agreement for the property that preceded adoption of the Comprehensive Plan and UDC (zoning).
- B. The proposed amendment will permit the appropriate zoning classification of NR to be placed on the property and will permit lot sizes as approved in the Agreement for the property.

- C. With approval of the subsequent zone change request any potential conflicts of proposed amendments with the UDC, Comprehensive Plan, or approved Agreement will be eliminated.
- D. Additionally, reduction of lots from 130 to 110 will enable preservation of geological features on site and provide a second emergency entrance/exit to the development.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- 1. Staff report and public hearing demonstrates compliance with Chapter 213 of the Local Government Code, the City’s Comprehensive Plan, Zoning Ordinance, and Unified Development Code.
- 2. Establishing a revised land-use regulation and zoning classification eliminates any future conflicts between the established development Agreement and the Comprehensive Plan.
- 3. Recognizes the maximum total number of one-acre+ developed lots from 130 to 110.
- 4. Ensures the preservation of natural resources and promotes sustainable land use practices.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

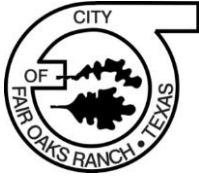
**LEGAL ANALYSIS:**

Currently N/A. Will review applicable adopting ordinances.

**RECOMMENDATION/PROPOSED MOTION:**

I move to recommend approval of the proposed amendment to the Comprehensive Plan, CPA No. 2024-01 to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR).






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## PLANNING & ZONING COMMISSION CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

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**AGENDA TOPIC:** Consideration and possible recommendation on a rezoning amendment application (ZC no. 2024-01) submitted by applicant Sitterle Homes on behalf of the owner of Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.

**DATE:** May 9, 2024

**DEPARTMENT:** Public Works and Engineering Services

**PRESENTED BY:** Lee Muñiz, P.E., CFM, Manager of Engineering Services

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#### **INTRODUCTION/BACKGROUND:**

The applicant is proposing to rezone approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock from Rural Residential (RR) to Neighborhood Residential (NR). The subject parcel is platted as Oak Bend Estates subdivision. The current zoning map classification is Rural Residential (RR).

The applicant is proposing to develop the property with single-family homes on minimum one-acre lots in accordance with a Water Supply Agreement with the City of Fair Oaks Ranch, entered into in 2008 and renewed March 2024. Accordingly, the appropriate FLUM designation for one-acre lots is NR and the corresponding zoning classification is NR.

All documents related to this Amendment are in the public hearing section of this meeting agenda. The Commission may:

1. Recommend approval or denial of the rezoning amendment to the City Council.
2. Choose to table the Amendment if they determine additional information from the applicant is warranted.

The City Council is the final authority on all Comprehensive Plan amendments, including rezoning. Following Commission action tonight, the Council will conduct its public hearing at a regular Council meeting (tentatively June 6, 2024).

Staff recommends the Commission considers the following in approving this request -

- A. The proposed amendment will accurately reflect the approved Agreement for the property that preceded adoption of the Comprehensive Plan and UDC (zoning).
- B. The proposed amendment will permit the appropriate zoning classification of NR to be placed on the property and will permit lot sizes as approved in the Agreement for the property.
- C. With approval of the subsequent zone change request any potential conflicts of proposed amendments with the UDC, Comprehensive Plan, or approved Agreement will be

eliminated.

- D. Additionally, reduction of lots from 130 to 110 will enable preservation of geological features on site and provide a second emergency entrance/exit to the development.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

1. Staff report and public hearing demonstrates compliance with Chapter 211 of the Local Government Code, and the City's Comprehensive Plan, Zoning Ordinance, and Unified Development Code.
2. Establishing a revised zoning classification eliminates any future conflicts between the established development Agreement and the Comprehensive Plan.
3. Recognizes the maximum total number of one-acre+ developed lots from 130 to 110.
4. Ensures the preservation of natural resources and promotes sustainable land use practices.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

Currently N/A. Will review applicable adopting ordinances.

**RECOMMENDATION/PROPOSED MOTION:**

I move to recommend approval of the proposed rezoning amendment (RZ No. 2024-01) to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR).



# City Council Review of UDC Amendments – April 4, 2024

Topic	Subdivision Design: Cul-de-Sac streets
UDC Section(s):	5.5 (3)
<b>What is the problem:</b> Lack of cul-de-sac regulations can create emergency services challenges in accessing properties located in a cul-de-sac.	
<b>P&amp;Z Recommendation:</b> Include references to comply with the International Fire Code and the American Association of State Highway and Transportation Officials (AASHTO) regarding cul-de-sac dimensions, ROW limits, and street length.	

**City Council Action - Accepted**

Topic	Subdivision Design: Easements
UDC Section(s):	5.6 (1)
<b>What is the problem:</b> Subdivision public utility easement dedication without minimum width requirement can result in substandard easement widths.	
<b>P&amp;Z Recommendation:</b> Add the easement requirements from the previous subdivision ordinance (Section 5.A) requiring widths for single (15 feet) and multiple utility easements (20 feet).	

**City Council Action - Accepted**

Topic	Subdivision Design: Easements
UDC Section(s):	5.6 (6)
<b>What is the problem:</b> Construction and/or excavation over designated easements could damage infrastructure or create unforeseen costs to repair infrastructure within easements.	
<b>P&amp;Z Recommendation:</b> Add the previous subdivision ordinance language (Section 3.B.15) restricting any modifications, structures, or fencing within the easement unless approved by the City.	

**City Council Action – Accepted**

Topic	Subdivision Design: Easements
UDC Section(s):	5.6 (7)
<b>What is the problem:</b> The UDC does not contain language to prevent vegetation from damaging overhanging utilities due to overgrowth.	
<b>P&amp;Z Recommendation:</b> Add the previous subdivision ordinance language (Section 5.D) that provides separation between the utility and the vegetation growth to require an additional 6-foot width on each side of the utility easement at a height of 10 feet.	

**City Council Action - Accepted**

Topic	Landscaping: Transitional Shrub Standards
UDC Section(s):	6.5 (5) e i
<b>What is the problem:</b> Requiring a six-foot <b>minimum</b> spacing between planting could allow for inadequate screening in transition areas. This also restricts the ability of the property owner to provide more dense plantings as needed or desired.	
<b>P&amp;Z Recommendation:</b> Decrease the center-to-center planting distance from six feet to a minimum of three feet to allow for greater screening while still allowing landscaping adequate room for growth.	

**City Council Action - Accepted**

Topic	Drive-In Facilities: Drive-in Facilities
UDC Section(s):	6.6 (3) b
<b>What is the problem:</b> The UDC minimally recognizes vehicles queuing for drive-in facilities. If not enhanced, back up of vehicles onto streets may create a road hazard.	
<b>P&amp;Z Recommendation:</b> Add language requiring stacking spaces criteria based on the Institute of Traffic Engineers (ITE) Trip Generation Manual for most uses. Gas pump stacking spaces requirement is determined by the municipality; therefore, two (2) stacking spaces are recommended.	

**City Council Action - Accepted**



Topic	Drive-In Facilities: Drive-in Facilities
UDC Section(s):	6.6 (3) e and f
<b>What is the problem:</b> The UDC does not recognize privacy issues (noise, light pollution, etc.) for residents located near the lot lines of drive-in facilities.	
<b>P&amp;Z Recommendation:</b> Added language that establishes a minimum buffer of 25 feet along the property lot line and added requirements for screening along adjacent residential lot line.	

**City Council Action – Follow Up**

Topic	Parking Lots: Parking Lot Location Setbacks
UDC Section(s):	6.7 (3) b
<b>What is the problem:</b> Developers may construct parking areas approximately 10 feet for non-arterial streets and 15 feet for arterial streets from the street right-of-way, which is too close to roadways to maintain a Hill Country character as outlined in the Comprehensive Plan.	
<b>P&amp;Z Recommendation:</b> Provide a minimum landscape setback of 35 feet for non-arterial streets and 40 feet for arterial streets. This compares with the City of Boerne's requirement.	

**City Council Action – Not Accepted**

Topic	Parking Lots: Landscaped Islands
UDC Section(s):	6.7 (4) c iv
<b>What is the problem:</b> The UDC does not provide a minimum size for landscaped islands in parking lots. If not defined, plant life and vegetation sustainability could be comprised.	
<b>P&amp;Z Recommendation:</b> A minimum of sixty (60) square feet based on the Texas A&M minimal planting guide minimum square footage requirement is recommended.	

**City Council Action – Not Accepted**

Topic	Parking Lots: Landscape Buffer along Ralph Fair Road
UDC Section(s):	6.7 (5) b
<p><b>What is the problem:</b> Ralph Fair Road is an arterial street with a different landscape buffer from other arterial streets as defined in Section 6.7 (3) (b) where all arterial streets are to be 15 feet. The only arterial streets in the City are Ralph Fair Road and I-10 Frontage.</p>	
<p><b>P&amp;Z Recommendation:</b> To maintain a Hill Country character per the Comprehensive Plan, landscape buffering along Ralph Fair Road shall be forty (40) feet. Note: for properties with parking lots, this mirrors the proposed setback requirement found in 6.7(3)(b) - this buffer requirement is not in addition to the setback requirement.</p>	

**City Council Action – Not Accepted**

Topic	Infrastructure: Infrastructure Construction Process
UDC Section(s):	9.2 (5)
<p><b>What is the problem:</b> The current UDC does not include a requirement of city-issued permits for construction of utilities and drainage infrastructure. This could allow contractors to construct infrastructure that does not meet current design and construction standards, resulting in sub-standard infrastructure.</p>	
<p><b>P&amp;Z Recommendation:</b> Add language requiring developers to obtain city-issued permits for construction of utilities and drainage infrastructure.</p>	

**City Council Action – Accepted**

Topic	Subdivision Design: Streets
UDC Section(s):	9.4 (2) a vi and vii
<p><b>What is the problem:</b> Current UDC regulations have insufficient minimum requirements that can result in premature street failures.</p>	
<p><b>P&amp;Z Recommendation:</b> Add language increasing minimum requirements to 10 inches for base foundation and the following material to be used: Flexible Base Material (Type A or D, and Grade 1-2 or 5) and hot-mixed asphaltic concrete (HMAC), Type "D" as per Texas Department of Transportation Standard Specification for Construction of Highways, Streets and Bridges.</p>	

**City Council Action - Accepted**



Topic	Infrastructure: Street Designation for Stormwater Design Criteria
UDC Section(s):	9.7 (1) c ii and iii
<b>What is the problem:</b> The UDC does not provide criteria for Connector or Local streets for design storm capacity. This could result in public safety issues due to under-designed infrastructure. The UDC includes criteria for Arterial and Collector streets.	
<b>P&amp;Z Recommendation:</b> Add language to include criteria for Connector and Local streets.	

**City Council Action – Follow Up**