



CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, November 03, 2022 at 6:30 PM

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

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

AGENDA

OPEN MEETING

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

CITIZENS and GUEST FORUM

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

3. Citizens to be heard.

PRESENTATIONS

4. Presentation of a 15-Year Service Award to: John Ojeda, Lieutenant.
Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications
5. Presentation of a 5-Year Service Award to: Rachel Brown, Administrative Assistant - Building Codes; and Maria Pinedo, Court Clerk.
Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications

CONSENT AGENDA

All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council Member by making such request prior to a motion and vote.

6. Approval of the October 20, 2022 Regular City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

7. Approval of a Replat request from the applicant Kokopelli Development Team, on behalf of the property owners William S. Jr. & Cynthia W. Beall proposing a Replat of Lot 242, 243, and NE IRR 142.64' of Lot 267 of Fair Oaks Ranch Bexar County Unit C to create one lot of 1.091 acres, generally located northwest of the intersection of Dietz Elkhorn Road and FM 3351, Fair Oaks Ranch, Texas.

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

WORKSHOP8. Wastewater Treatment Plant Site Feasibility Study Workshop

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

Greg Swoboda, P.E., Project Manager, Garver

Robert "Buddy" Boysen, P.E., PMP, Process Engineer, Garver

Chris Ackerman, Project Engineer, Garver

REPORTS FROM STAFF AND COMMITTEES

9. Presentation by Fair Oaks Ranch Police School Resource Officer's Solis and Downey on the current status of the new SRO program.

Police Officer Solis
Police Officer Downey10. Update on the Sales Tax Compliance Review by Avenu Insights & Analytics

Scott Huizenga, Assistant City Manager

REQUESTS AND ANNOUNCEMENTS

11. Announcements and reports by Mayor and Council Members.
12. Announcements by the City Manager.
13. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:

Sec. 551.071 (Consultation with Attorney) the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

14. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
15. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.

Sec. 551.072 (Deliberation regarding real property)

16. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

17. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future TxDOT improvements to FM 3351.

RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session.

ADJOURNMENT

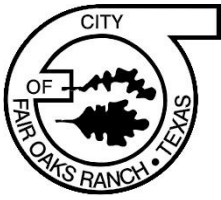
Signature of Agenda Approval: s/Gregory C. Maxton

Gregory C. Maxton, Mayor

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

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, October 31, 2022 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).



CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, October 20 2022 at 6:30 PM

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

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Stroup, Elizondo, Bliss, Koerner, Parker and Muenchow.

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

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

CITIZENS and GUEST FORUM

3. Citizens to be heard

Barry Brower, citizen, addressed Council regarding a recent inadvertent high-water usage due to a faulty plumbing issue. He requested that City Ordinance, Chapter 13.03.014 that deals with water loss appeal adjustment procedure/surcharges be reviewed. He further requested that the City regularly promote “AquaHawk”, the City’s water usage and leak alert system.

PRESENTATIONS

4. Rich Sena, BISD Board President and Mark Stahl, Director of Construction & Planning, presented a check in the amount of \$ 30,467 for their contribution toward the City of Fair Oaks Ranch Chartwell Re-Alignment Safety Project.

CONSENT AGENDA

5. **Approval of the October 6, 2022 City Council Regular Meeting minutes.**

MOTION: Made by Council Member Bliss, seconded by Council Member Muenchow, to approve the Consent Agenda.

VOTE: 7-0; Motion Passed.

CONSIDERATION/DISCUSSION ITEMS

6. **Consideration and possible action regarding an update on the Civic Center Project.**

Tobin Maples, City Manager, provided a history regarding the Civic Center Project. Discussion amongst Council resulted in directing staff to prepare a bullet point strategy assessing needs, budget estimates, etc., to present to City Council at a future meeting.

WORKSHOP**7. Workshop to discuss and frame the Q1 Town Hall Meeting.**

Tobin Maples, City Manager, led a workshop discussion to shape and frame the upcoming Town Hall Meeting.

REQUESTS AND ANNOUNCEMENTS**8. Announcements and reports by Mayor and Council Members.**

Council Member Chesley Muenchow, commented on a poorly timed light at Fair Oaks Parkway and FM 3351. She announced that TxDOT has been notified.

Council Member Emily Stroup announced that the Trunk or Treat event sponsored by the Fair Oaks Ranch Police Department and the City of Fair Oaks Ranch will be held on Saturday, October 29, 2022 between 6:00 – 8:00 PM at the City Hall Complex.

Mayor Maxton reminded citizens that the City is still within stage 2 of our drought water restrictions and encouraged citizens to take care using water and to limit irrigation.

9. Announcements by the City Manager.

City Manager Maples announced that the City of Fair Oaks Ranch was awarded the Top Workplaces in San Antonio once again for the fourth time.

The City Manager announced that the employees held an inaugural chili cook-off competition, and that the winner was the City Manager himself.

10. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

None.

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of City Council convened into Executive Session at 7:34 PM regarding:

Sec. 551.072 (Deliberation regarding real property)

14. The City Council met in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future TxDOT improvements to FM 3351.

City Council did not convene into Executive session regarding:

Sec. 551.071 (Consultation with Attorney)

11. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
12. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.

Sec. 552.072 (Deliberation regarding real property)

13. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

RECONVENE INTO OPEN SESSION

City Council reconvened into Open Session at 8:13 PM. No action was taken.

ADJOURNMENT

Mayor Maxton adjourned the meeting at 8:13 PM.

ATTEST:

Gregory C. Maxton, Mayor

Christina Picioccio, TRMC, City Secretary



CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS
November 3, 2022

AGENDA TOPIC: Approval of a Replat request from the applicant Kokopelli Development Team, on behalf of the property owners William S. Jr. & Cynthia W. Beall proposing a Replat of Lot 242, 243, and NE IRR 142.64' of Lot 267 of Fair Oaks Ranch Bexar County Unit C to create one lot of 1.091 acres, generally located north-west of the intersection of Dietz Elkhorn Road and FM 3351, Fair Oaks Ranch, Texas

DATE: November 3, 2022

DEPARTMENT: Public Works and Engineering Services

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

SUMMARY:

The applicant is proposing this Replat to create Lot 268 by combining Lot 242, 243, and a portion of Lot 267 (see Figure 1 Existing and Proposed Configurations) of Fair Oaks Ranch Bexar County Unit C and remove existing easements along the common property line of Lot 242 and Lot 243. This Replat will remove an existing six-foot-wide easement along the common property line of Lot 242 and Lot 243 and relocate the six-foot-wide easement along the rear property line of Lot 242 to follow the new southern property line. This will enable the applicant to construct a garage for the existing single-family residence on Lot 242.

Currently:

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

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

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

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

PROCESS:

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

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

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

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

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

PUBLIC COMMENTS:

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

Following the joint public hearing on October 13, 2022, the P&Z Commission conducted their regularly scheduled meeting.

Commissioner Balli made a motion to recommend approval of the Fair Oaks Ranch Bexar County Unit C Lot 242, 243, and NE IRR 142.64’ of Lot 267 Replat with the following minor conditions:

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

The motion was seconded by Commissioner Pearson and passed unanimously (7-0).

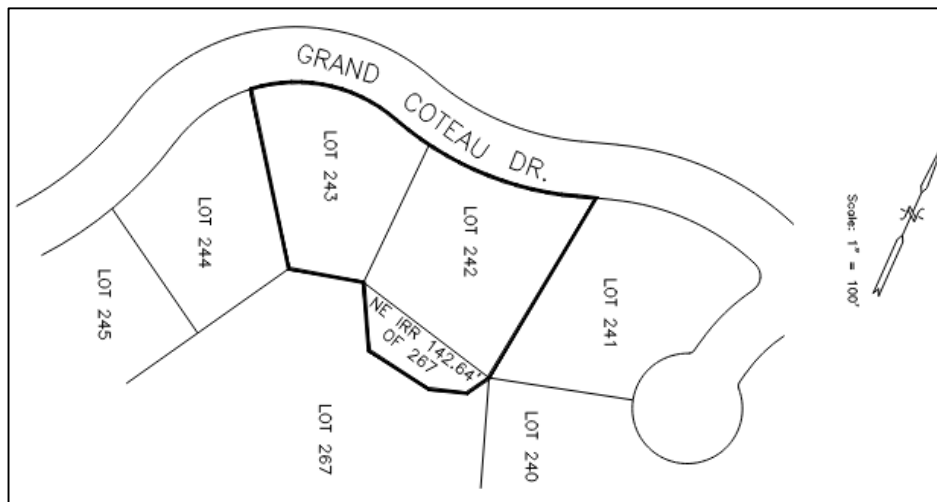
RECOMMENDED MOTION:

Staff has reviewed the Replat request and recommends approval.

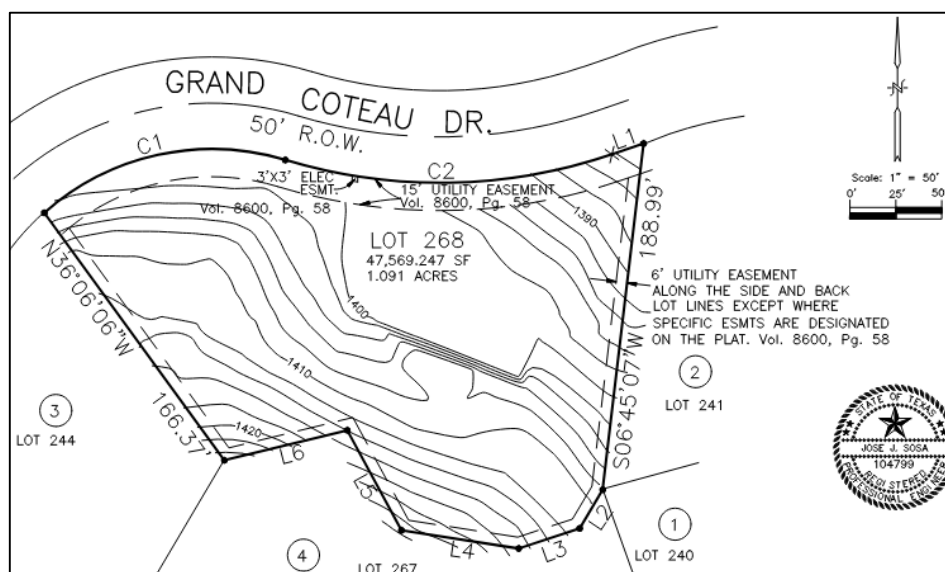
Consent Agenda - I move to recommend approval of a request from the applicant Kokopelli Development Team, on behalf of the property owners William S. Jr. & Cynthia W. Beall proposing a Replat of Lot 242, 243, and NE IRR 142.64' of Lot 267 of Fair Oaks Ranch Bexar County Unit C to create one lot of 1.091 acres with the following conditions.

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

Figure 1: Proposed and Existing Configurations

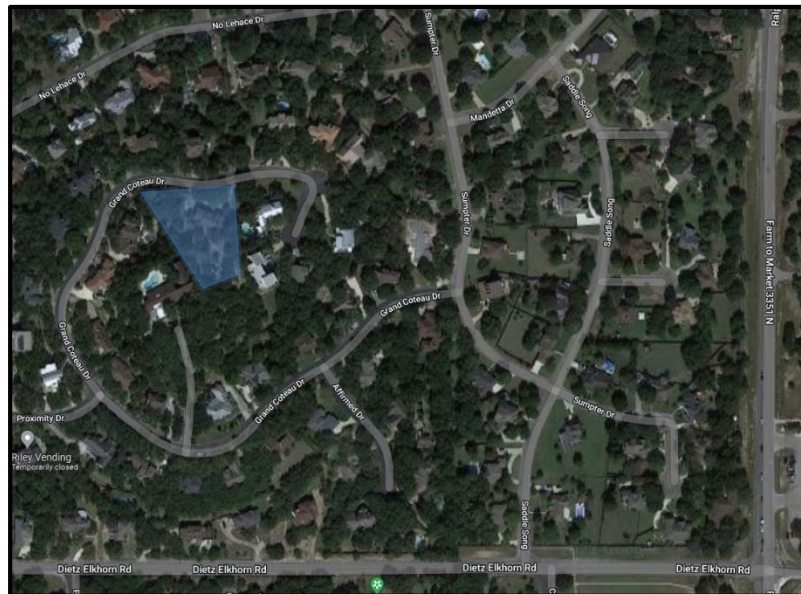


Existing Configuration



Proposed Configuration

Exhibit A: Location Map and Existing Conditions



Source: Google Maps



Source: Google Maps

Exhibit C: Zoning Map

Source: City of Fair Oaks Ranch

Attachments:

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



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

Attachment 1

Item #7.

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

- (1) A complete **Universal Application** form (2 pages), and
 - (2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.
- The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

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

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION

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

KEY CONTACT INFORMATION

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

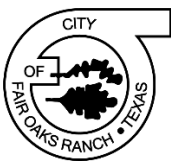
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

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

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

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

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



S12 SPECIFIC APPLICATION FORM - REPLAT

Section 3.8 (6) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☒ Pre-Application Conference prior to application submittal (if required). **7/6/22**
- ☐ Concept plan approval (if required).
- ☒ A completed Universal Application and checklist signed by the owner/s of the property.
- ☐ A title report.
- ☐ Three (3) copies (full size) of complete sets of construction plans (plan views) to verify required easements and reserves, showing existing and proposed configurations if applicable. This includes grading, streets, green spaces, drainage/stormwater systems, gas, electrical, water, wastewater, cable and TV, fiber and all utilities.
- ☒ One (1) copy (11x17) of proposed plat.
- ☒ One (1) copy (11x17) of all existing recorded plats pertaining to the replat.
- ☒ Payment of all other applicable fees (see Schedule of Fees). **Ms. Beall will deliver**
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- Requested** ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- Requesting** ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.).
- ☐ Letter from USPS and other service providers to ensure the name of the proposed subdivision, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ☒ Drainage/Stormwater plan, if any grade changes. **Letter of No Impact**
- ☐ Fiscal Surety if required.
- ☒ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.

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

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

Thank you.

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

Thank you,
William Beall.

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



Mr. Beall

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

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

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

J. A. (Tony) Saucedo Jr.

Director of Construction Management & Inspections

(210) 260-8140 Cell

www.MendezEngineering.com

SOSA ENGINEERING

July 10, 2022

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

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

To Whom It May Concern:

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

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

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

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

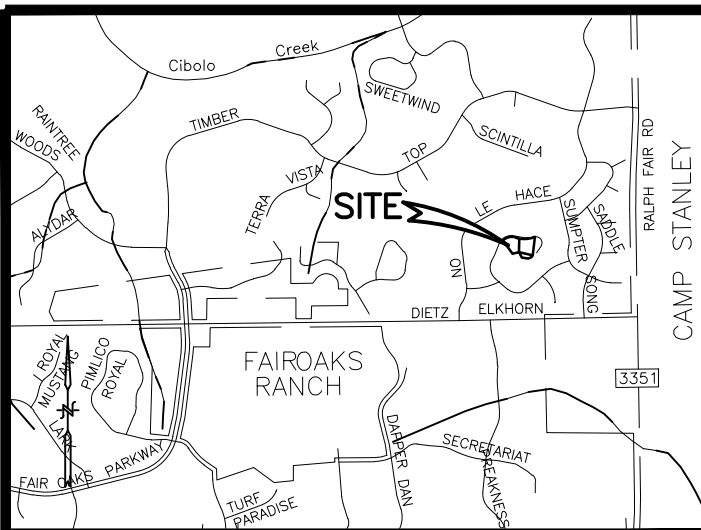
If you should have any questions regarding the contained information, please feel free to contact me at (210)601-6200.

Sincerely,



Jose J. Sosa, P.E.
Owner



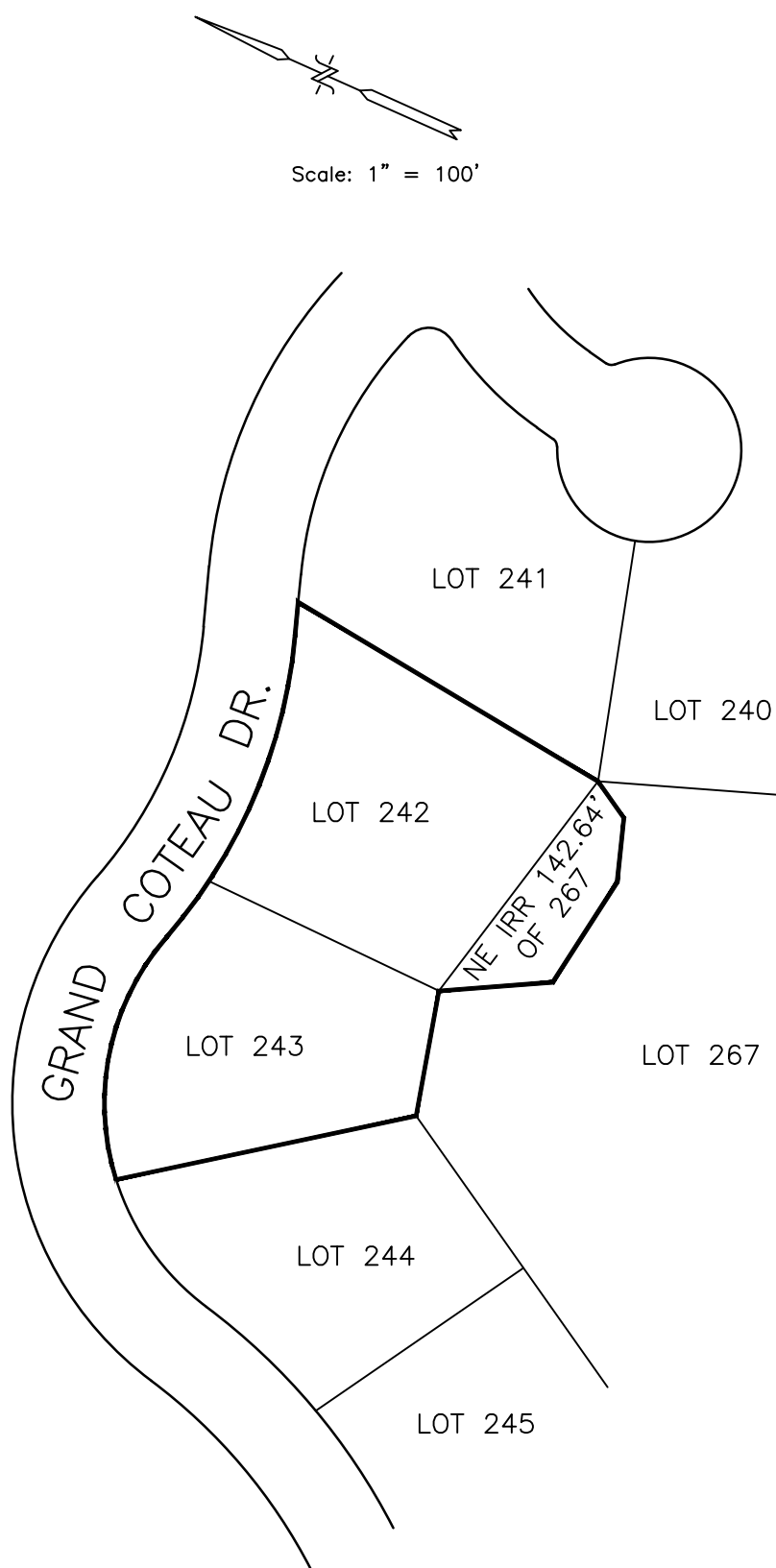


LOCATION MAP

NOT TO SCALE

LEGEND

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



AREA BEING RE-PLATTED

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

CPS NOTES:

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

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

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

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.

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

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

EASEMENT NOTES

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:
DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES.

(THE "DRAINAGE SYSTEM")

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

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

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

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

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

THE ZONING FOR THIS PROPERTY IS EXISTING RESIDENTIAL 2.

EASEMENT NOTES

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

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

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

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

FLOODPLAIN NOTE:

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

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

FAIR OAKS RANCH
BEXAR COUNTY UNIT C

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

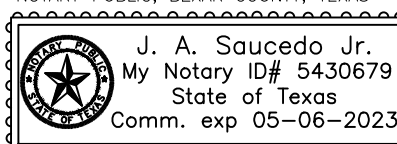
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WILLIAM S. BEALL

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

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

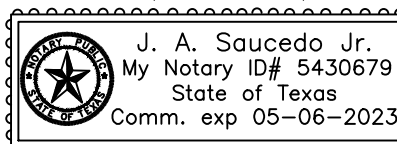
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

CYNTHIA W. BEALL

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

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

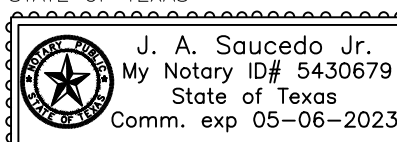
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL ENGINEER #57564

JOSE J. SOSA
7431 VALLE MISSION
BOERNE TX 78015

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

NOTARY PUBLIC
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

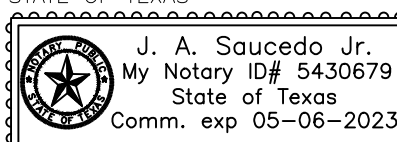
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR #4069

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

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

NOTARY PUBLIC
STATE OF TEXAS



THIS RE-PLAT OF FAIR OAKS RANCH BEXAR COUNTY UNIT C, LOTS 242, 243, & 267 TO ESTABLISH LOT 268 OF FAIR OAKS RANCH BEXAR COUNTY UNIT C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D., 2022

BY _____ MAYOR

BY _____ SECRETARY

RE-PLAT

LINE TABLE

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

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

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

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

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

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

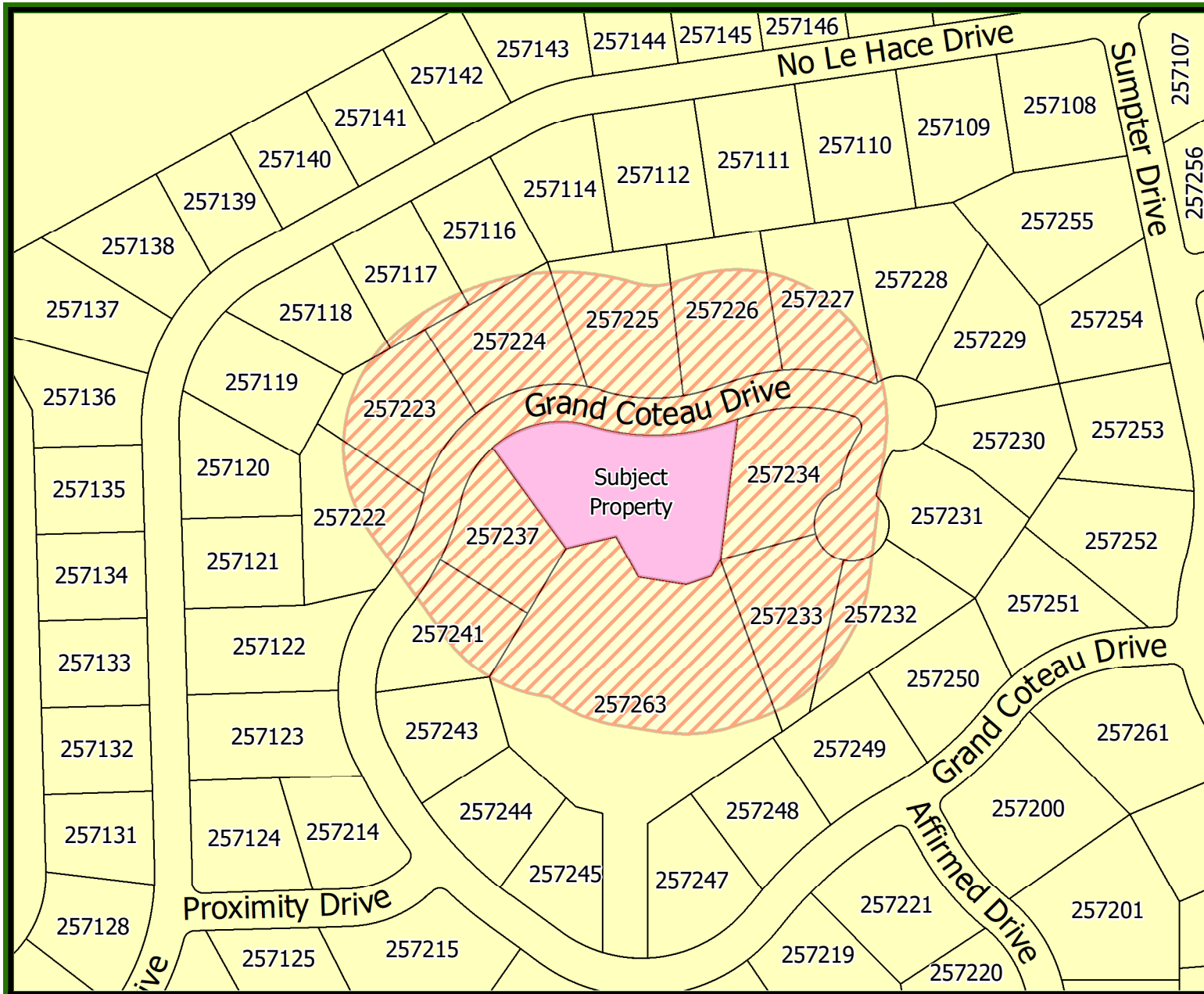
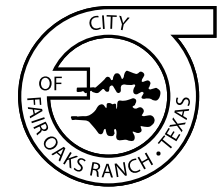


Exhibit NOTIFICATION MAP

Re-Plat

29358 Grand Coteau Dr.,
Fair Oaks Ranch, Texas

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



September 2022



1" ≈ 200'

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

Property Owner Public Comment Form

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

RE: Replat No. 2022-10-13

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

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

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

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

(PLEASE PRINT)

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

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

Comments:

Property Owner Public Comment Form

(RETURN THIS FORM TO)

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

RE: Replat No. 2022-10-13

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(PLEASE PRINT)

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

Name: John and Kandice Collins
Address: 29350 Grand Coteau Dr.
Signature: John M. Collins Kandice Collins
Date: 10-4-2022

Comments:

see attachment.

Collins, John M

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

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

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

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

Property Owner Public Comment Form

(RETURN THIS FORM TO)

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

RE: Replat No. 2022-10-13

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(PLEASE PRINT)

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

Name: Elena Abuzeid + Assad Abuzeid
Address: 29362 Grand Coteau Dr
Signature: Elena Abuzeid
Date: 10-04-2022

Comments:

Property Owner Public Comment Form

(RETURN THIS FORM TO)

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

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

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(PLEASE PRINT)

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

Name:

Address:

Signature:

Date:

Comments:



CITY COUNCIL WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

November 3, 2022

AGENDA TOPIC: Wastewater Treatment Plant Site Feasibility Study Workshop

DATE: November 3, 2022

DEPARTMENT: Public Works Department

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services
 Greg Swoboda, P.E., Project Manager, Garver
 Robert "Buddy" Boysen, P.E., PMP, Process Engineer, Garver
 Chris Ackerman, Project Engineer, Garver

INTRODUCTION/BACKGROUND:

In March 2022, the City of Fair Oaks Ranch awarded a professional services agreement to Garver, LLC. for the Wastewater Treatment Plant Site Feasibility study. The purpose of this study was to perform a Master Plan validation, including revisions to future flow projections, and evaluate several alternatives to expand treatment capacity to meet build-out requirements.

The goal of this workshop is to present the study's findings and provide an opportunity for open discussion on any topic related to the study. Other than guidance on what additional analysis, data or information the Council would like to see included in the study, no Council action is requested as part of this workshop.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Supports Strategic Action Plan items for Responsible Growth Management and Reliable and Sustainable Infrastructure.
- Evaluates alternatives to meet build-out wastewater treatment capacity requirements which may be more cost-effective than construction of a new WWTP.

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

NA

LEGAL ANALYSIS:

NA

RECOMMENDATION/PROPOSED MOTION:

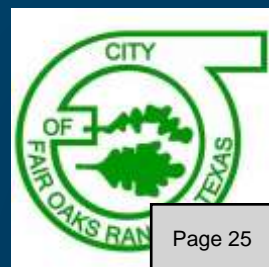
NA



City of Fair Oaks Ranch Wastewater Treatment Plant (WWTP) Study

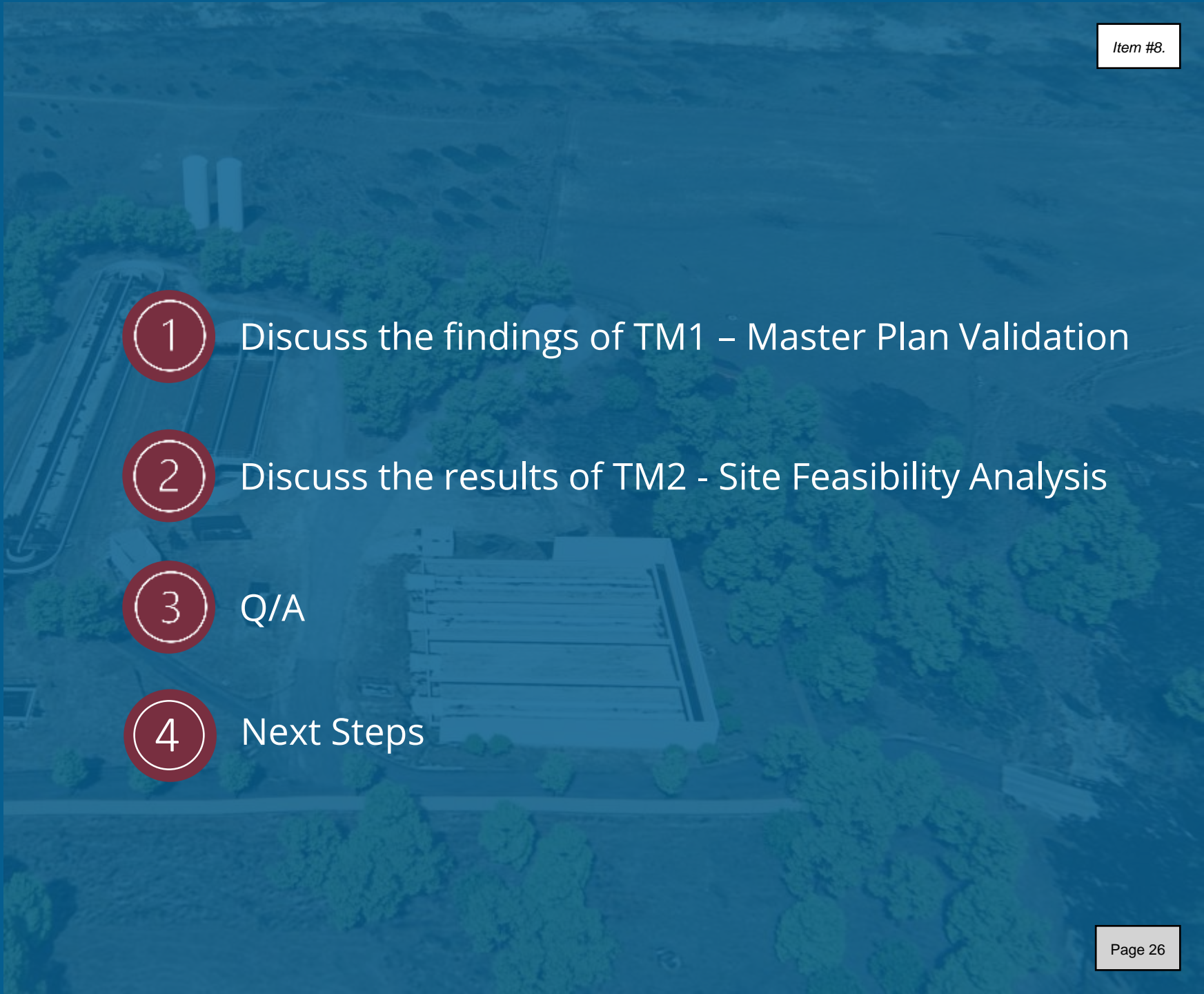
CITY COUNCIL WORKSHOP

November 3, 2022



The goal of today's meeting is to present the TM1 and TM 2 findings of the City of Fair Oaks Ranch WWTP Study.

No action or decision will be requested tonight.

- 
- 1 Discuss the findings of TM1 – Master Plan Validation
 - 2 Discuss the results of TM2 - Site Feasibility Analysis
 - 3 Q/A
 - 4 Next Steps

First, we will review the key findings from the Master Plan Validation TM.

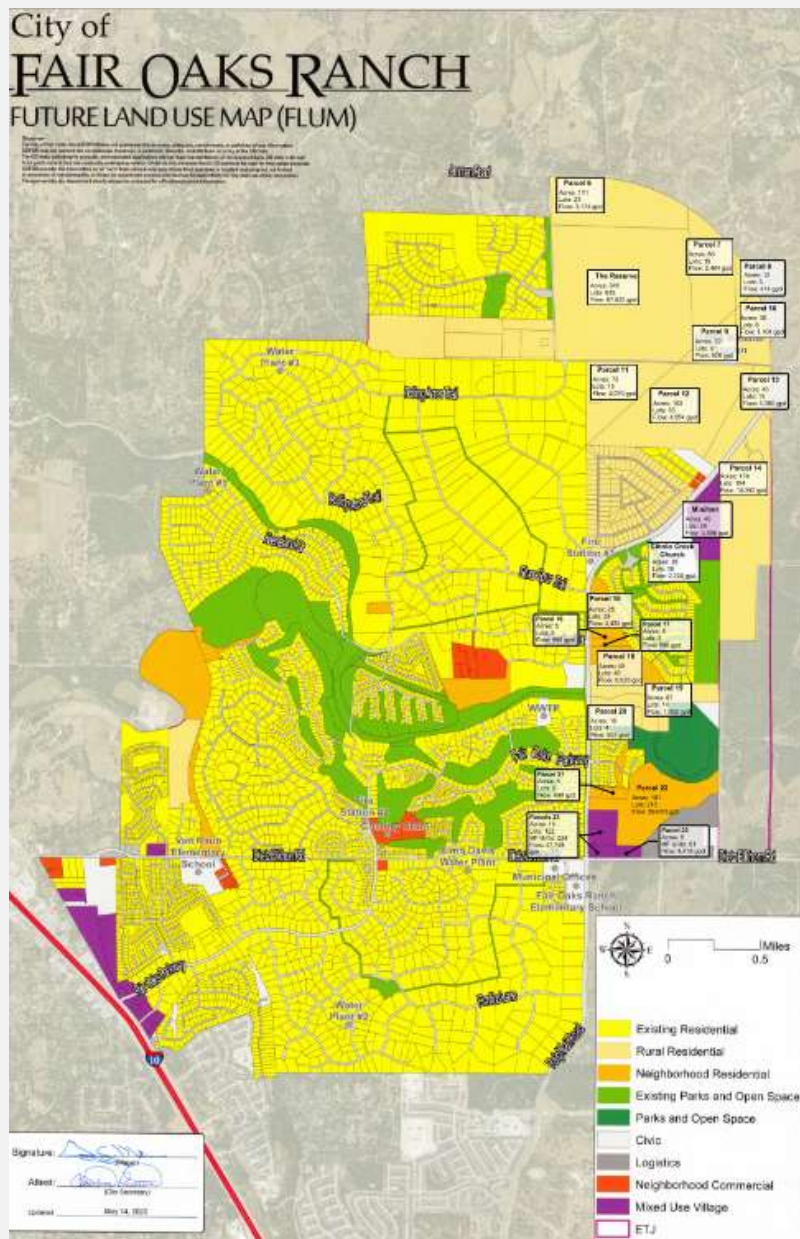


Existing Fair Oaks Ranch WWTP

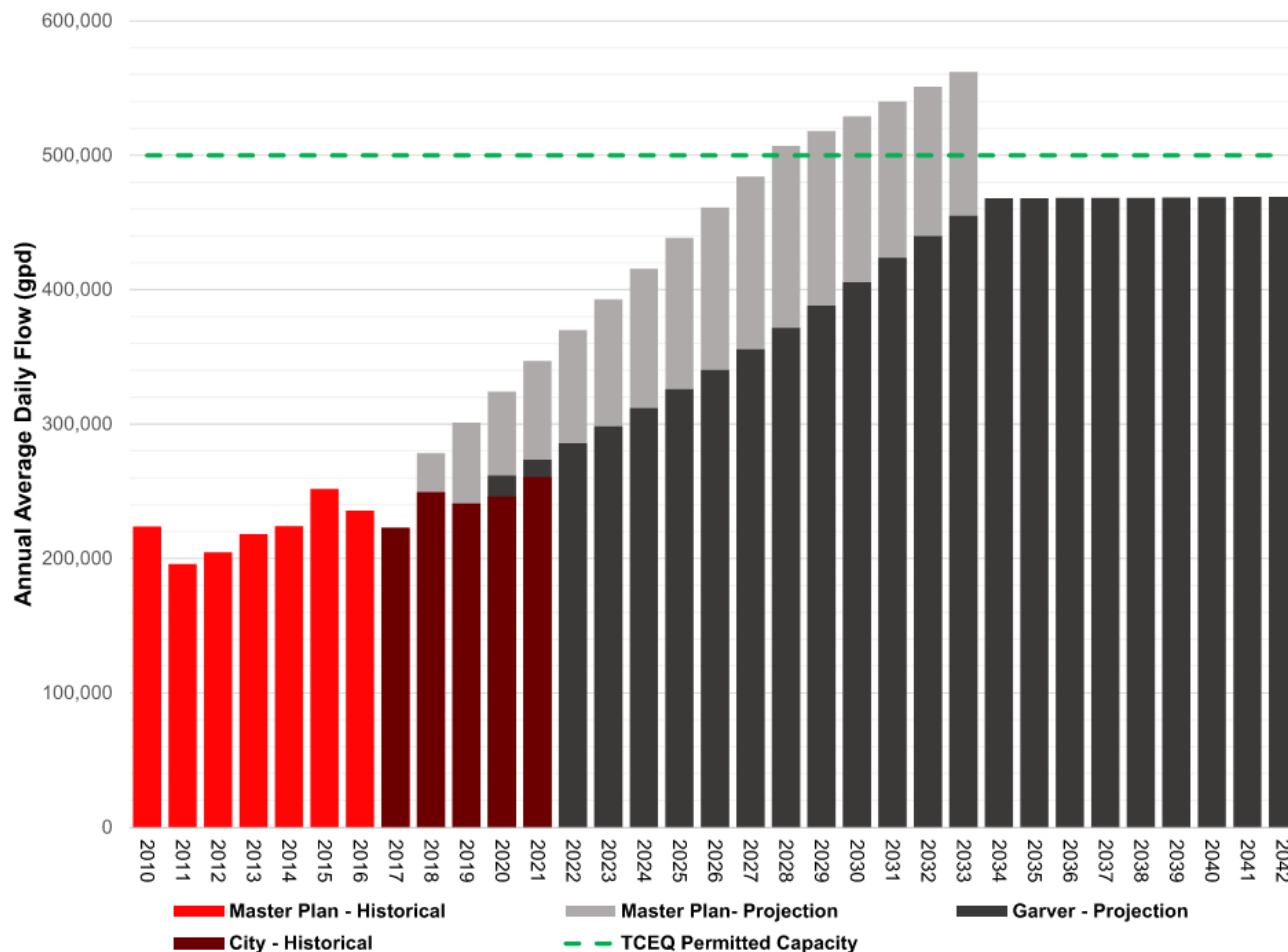


Garver and the City reviewed future land development plans to project future population and WW flow

- The WWTP processed an annual average flow of 0.244 MGD between 2017-2022
- We found that the land use projections for the City show that an additional 0.224 MGD of treatment capacity is needed
- City's ultimate buildout – 0.468 MGD (excluding current septic)



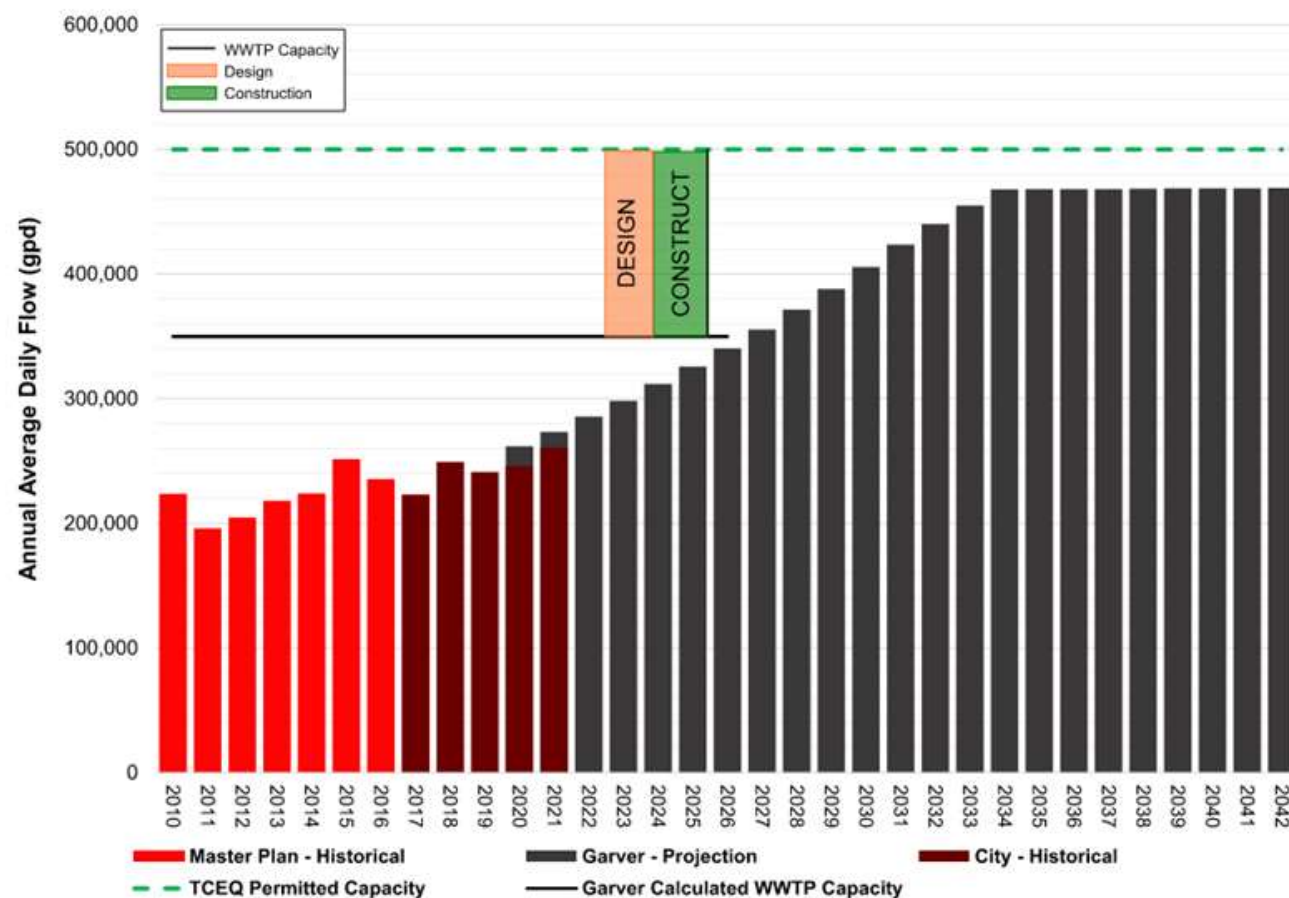
The previous Master Plan findings and recommendations were reviewed



Key findings:

- The prior Master Plan recommended designing for an ultimate WWTP capacity of 0.56 MGD.
- Garver utilized more historical data and updated development plans and found that the ultimate capacity of the WWTP is less than 0.5 MGD.
- The use of septic systems in past/future developments (i.e. Enclave, Oak Bend Estates) and adjustments to match zoning have reduced the projected WWTP flows.

Process capacity improvements will allow the City to take full advantage of the existing discharge permit

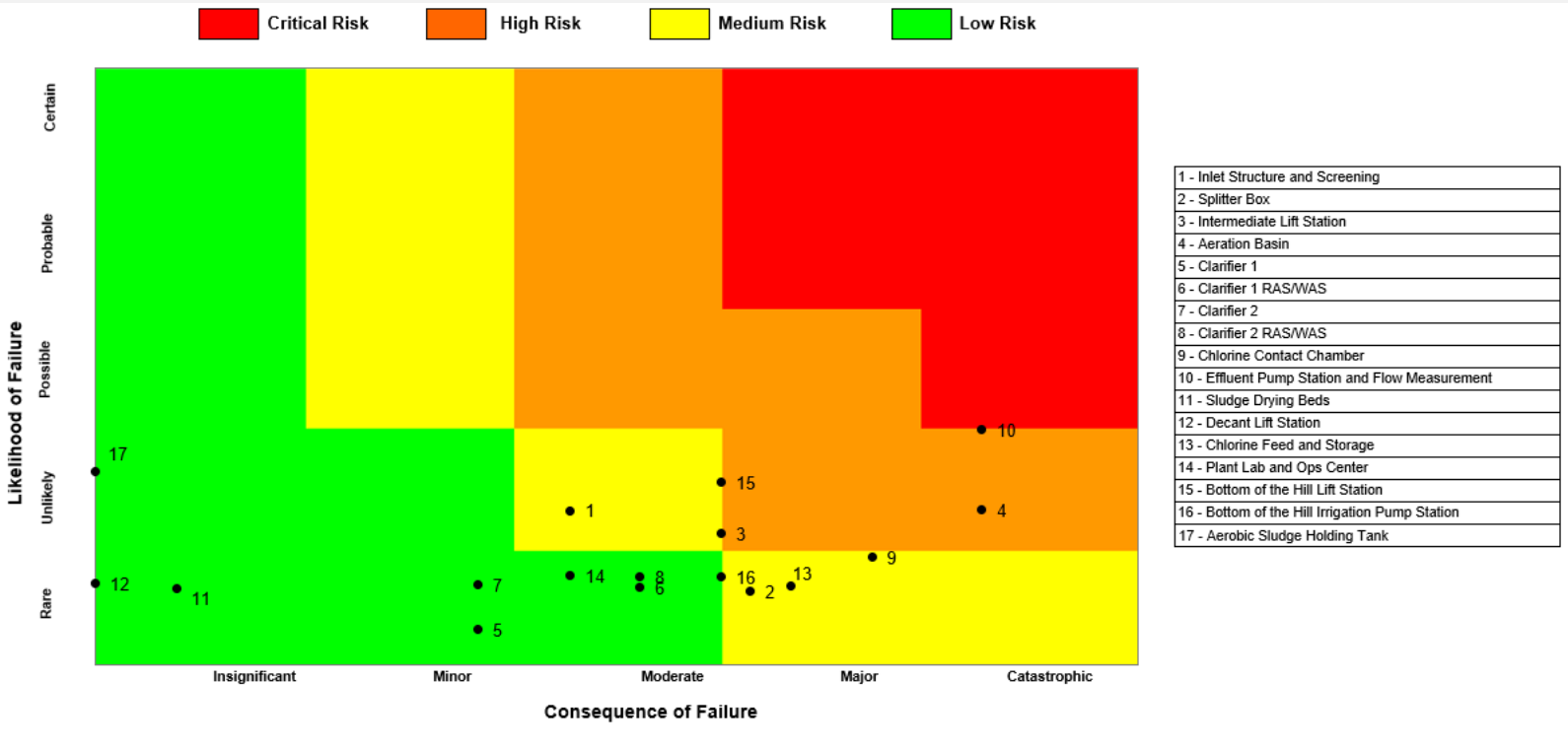


- The current process capacity of the existing WWTP is limited to 0.35 MGD (Oxidation Ditch).
- Garver proposes that the existing WWTP discharge permit remain at 0.5 MGD because it will cover the projected future flow.
- The driver that will initiate expansion at the WWTP includes the 75/90 rule per 30 TAC §305.126(a). (Waiver at 75%)

A condition assessment was performed with the assistance of the City's WWTP operators and staff to identify any critical plant improvements.

Two critical optimization projects were identified.

- #10 - Effluent Pump Station Improvements (Hydraulic limitations for Blackjack and Live Oak ponds)
- #4 - Oxidation Ditch Improvements (Capacity and Resiliency)



Next, we will discuss the five treatment capacity expansion options evaluated in the Site Feasibility TM.



Five options were evaluated in the Site Feasibility TM

1. Expansion at the City's existing WWTP site to meet 100% of the projected required capacity.
2. Construction of a new greenfield facility on the proposed 5-acre City owned property.
3. The existing WWTP would remain at the calculated capacity, and new capacity would be constructed at a new greenfield facility.
4. Construction of a scalping facility that would serve potential new growth areas. The scalping facility would focus on treating and reusing water, while sending solids through the collection system to be treated by the existing WWTP.
5. Evaluate the feasibility of connecting the FOR collection system to the San Antonio Water System (SAWS) collection system to manage the flows beyond the existing WWTP permitted capacity.

Cost estimates for this study utilized Class 4 estimates

Class 4 estimates are typically prepared for strategic business planning purposes such as strategic planning, technical feasibility, preliminary budget approval, etc.

Unknown Site Conditions Percentage Ranges

Unknown	Standard (%)	Potential Range (%)
Miscellaneous Piping and Utilities	15	0 to 15
Other Sitework	15	0 to 15
Electrical and Instrumentation	30	0 to 50

Project Contingencies

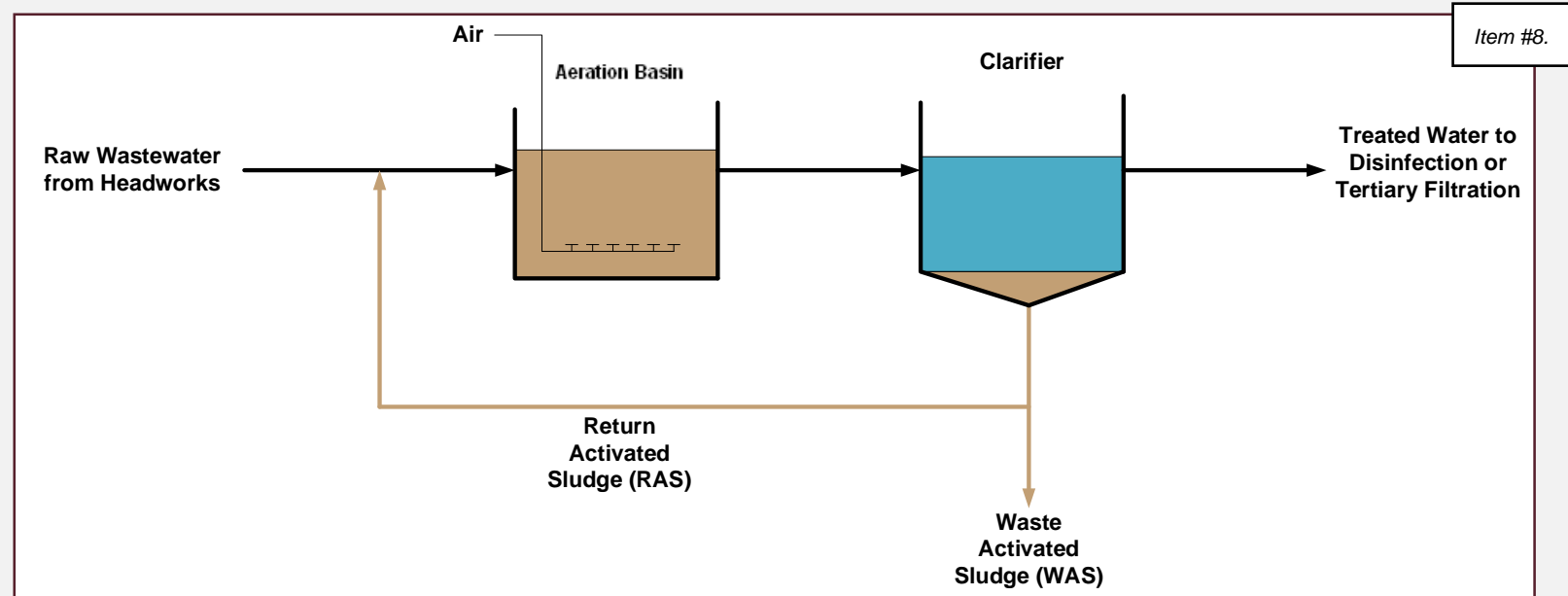
Category	% Contingency	Applied to:
Market Pricing Contingency	10%	Raw OPCC
Construction Contingency	30%	Raw OPCC + Marketing Pricing Contingency
Mobilization	5%	Raw OPCC + Marketing Pricing Contingency + Construction Contingency
Contractor Overhead and Profit	20%	Raw OPCC + Marketing Pricing Contingency + Construction Contingency + Mobilization
Total Contingency (Project Cost)	$(1.10 * 1.30 * 1.05 * 1.2) = 1.80\%$	180% of Raw OPCC
Professional Engineering Services	20%	Total Project Cost

Sample Cost Estimate

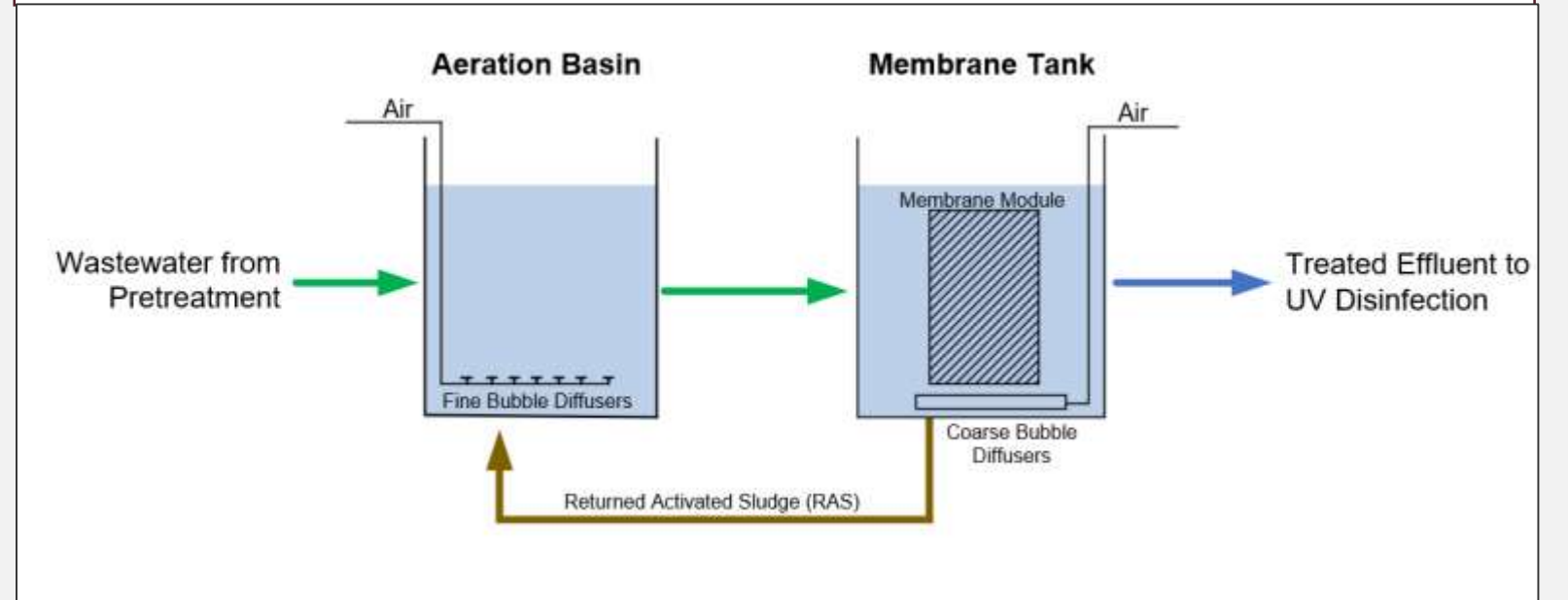
Description	QTY	Unit	Unit Cost	Total Cost (\$)
Element 1	1	LS	\$1,000,000	\$1,000,000
Raw Subtotal				\$1,000,000
Other Miscellaneous Piping and Utilities (15%)				\$150,000
Other Sitework (15%)				\$150,000
Electrical and Instrumentation (30%)				\$300,000
Raw OPCC				\$1,600,000
Construction Contingency (80%)				\$1,280,000
Total Project Cost				\$2,880,000
Engineering Services (20%)				\$576,000
Total Programmed Cost ⁽¹⁾				\$3,456,000
(1) Total programmed cost estimates do not include overhead costs.				

Two treatment options were considered for Options 2, 3, and 4

1. Conventional Activated Sludge (CAS)

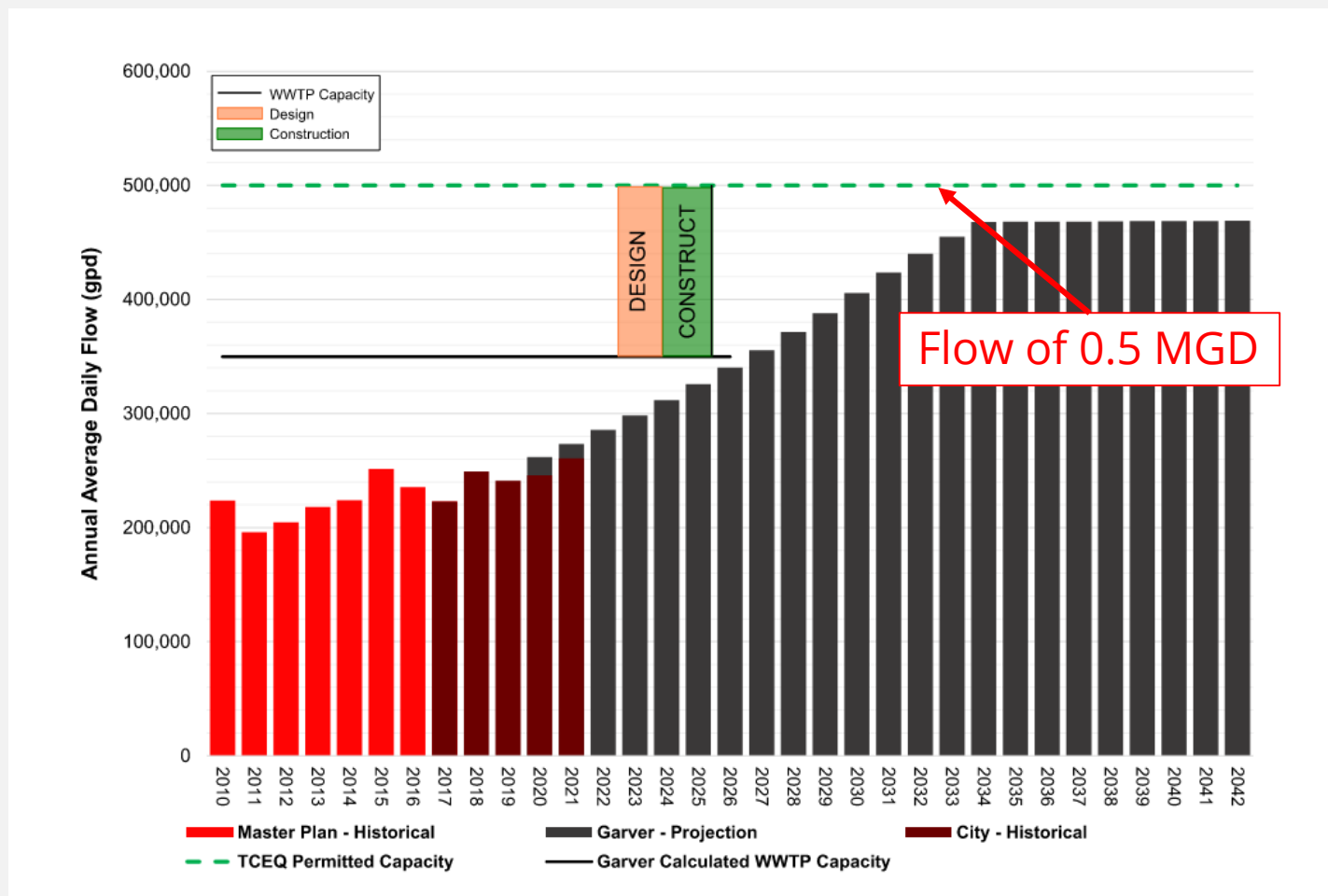


2. Membrane Bioreactor (MBR)



Option 1 - Expansion at the City's existing WWTP site to meet 100% of the projected required capacity.

- The existing WWTP has the space for expansion
 - This was confirmed by TCEQ and accounted for in the neighboring plat documents
- This option considers the restoration of the current permitted capacity of **0.5 MGD**



Option 1 evaluated the feasibility of expanding the current WWTP to 0.5 MGD



- New Process equipment
 - Drop in diffusers into the oxidation ditch
 - Positive displacement blowers
 - Aerated sludge holding tank (3+ days of storage)
 - Vortex grit chamber
- Modified process equipment
 - Upgrade the effluent pump station and piping
- Buffer zone requirements are included in the neighboring property plats

The tables below represent the cost of expanding the existing WWTP to the process capacity of 0.5 MGD

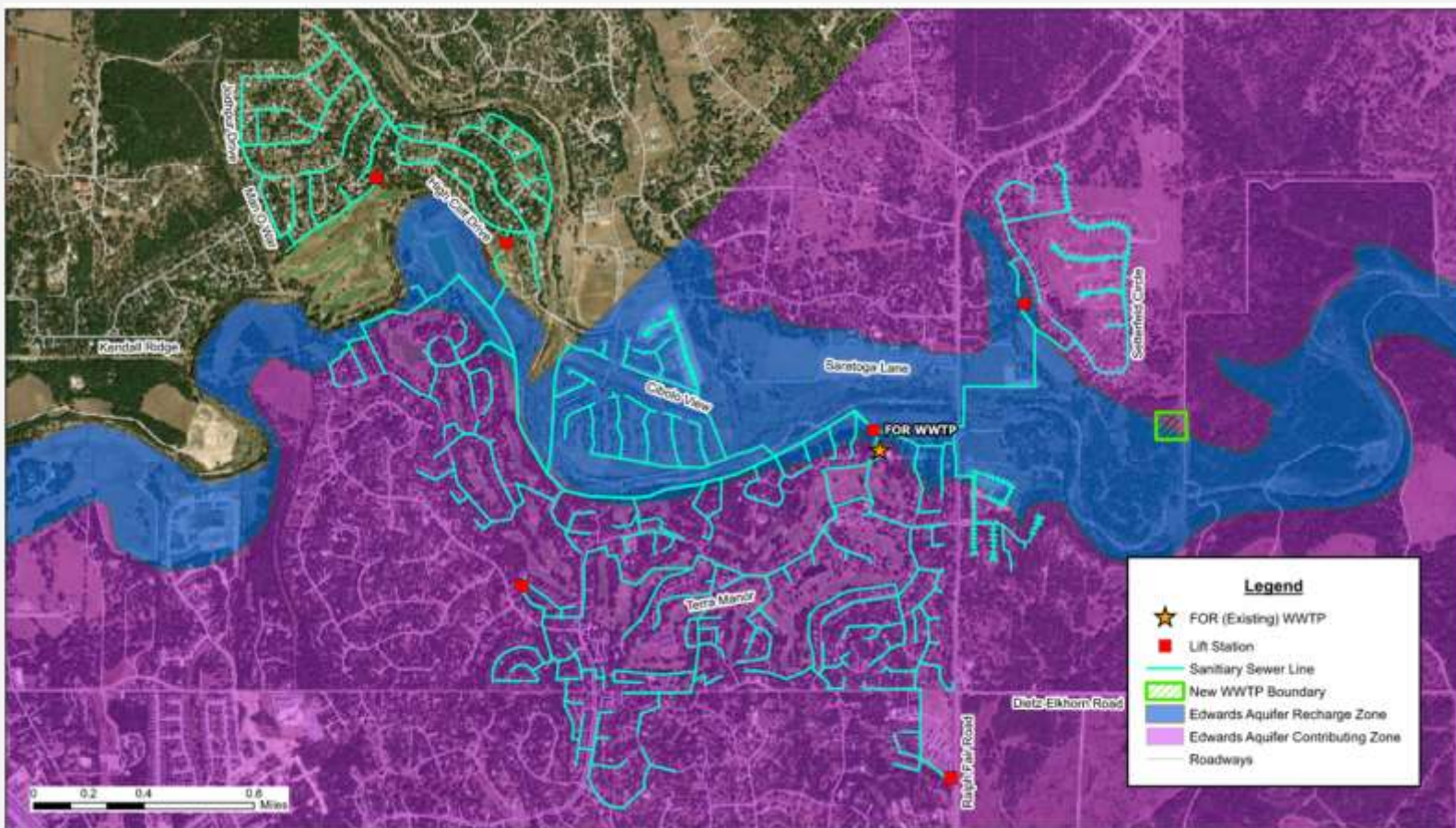
Description	Units	Quantity	Total
Site Civil	LS	1	\$144,000
Bottom of the Hill Lift Station Modifications	LS	1	\$65,000
In Yard Lift Station Modifications	LS	1	\$104,000
Grit Removal System	LS	1	\$314,000
Aeration Basins Improvements	LS	1	\$1,155,000
Process Blowers	LS	1	\$826,000
Aerated Sludge Holding Tank	LS	1	\$273,000
Effluent Pump Station and Pipeline Modifications	LS	1	\$1,297,000
Raw Subtotal			\$3,864,000

Description	Total
WWTP Expansion to 0.5 MGD Infrastructure Cost	\$3,864,000
Raw Subtotal	\$3,864,000
Miscellaneous Piping and Utilities (15%)	\$579,600
Sitework (15%)	\$579,600
Electrical and Instrumentation (30%)	\$1,159,200
Raw OPCC	\$6,182,400
Construction Contingency (80%)	\$4,945,920
Total Project Cost	\$11,128,320
Engineering Services (20%)	\$2,225,664
Total Programmed Cost	\$13,353,984

Next, we will discuss Options 2, 3, and 4 as evaluated in the Site Feasibility TM.



Option 2 - Construction of a new 0.5 MGD greenfield facility on the proposed 5-acre City owned property



- New facility sized for 0.5 MGD
- The existing WWTP would be decommissioned under this option and utilized as an intermediate pump station to the new WWTP
- Proposed facility will include a conventional activated sludge process with onsite dewatering and aerated sludge holding tanks
- Effluent will be pumped from the new WWTP to the golf course

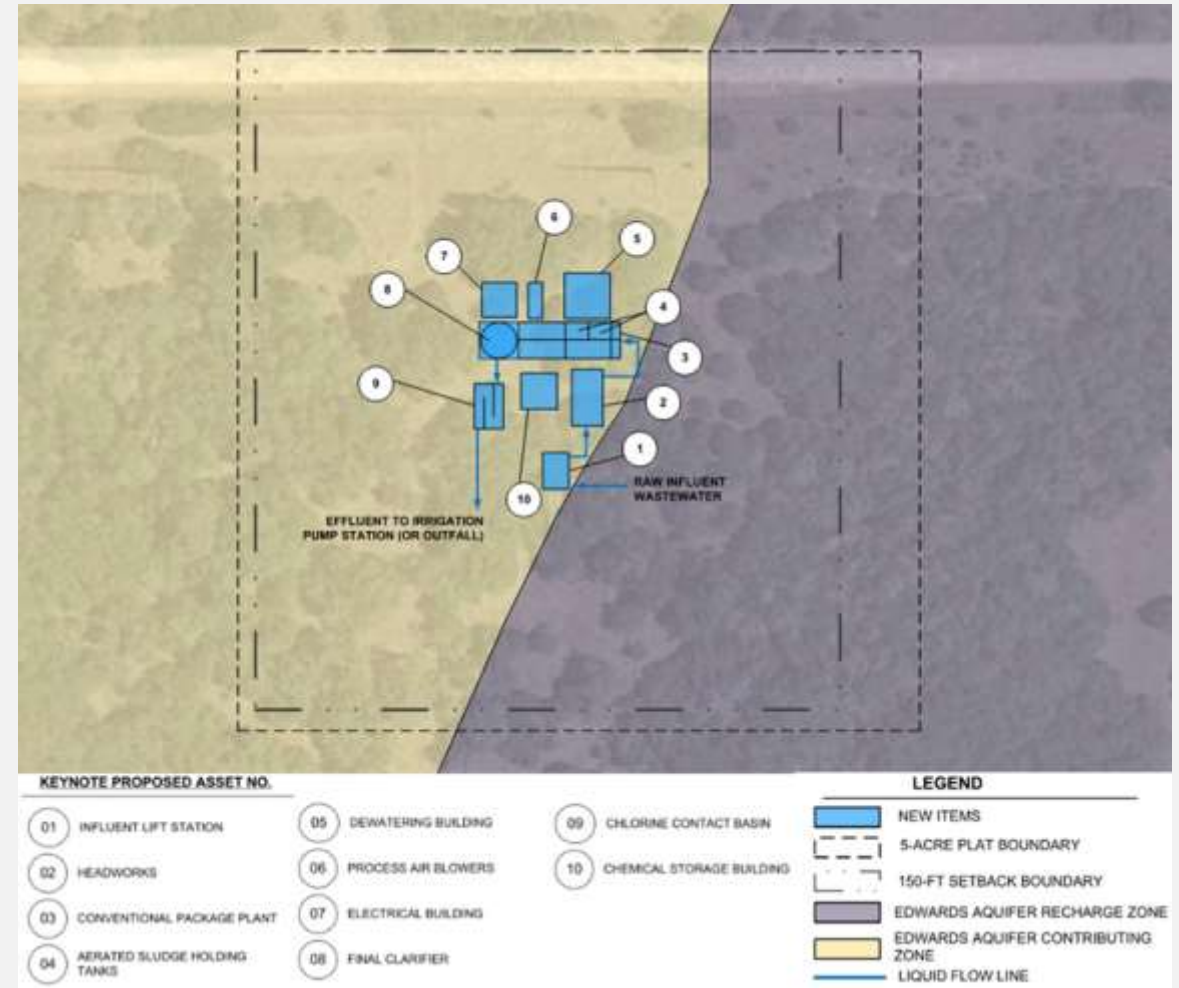
The tables below represent the cost of constructing a new 0.5 MGD WWTP on the City owned 5-acre property (Option 2)

Description	Units	Quantity	Total
Site Civil	LS	1	\$212,000
Influent Lift Station	LS	1	\$286,000
Headworks	LS	1	\$1,248,000
Aeration Basins	LS	1	\$1,575,000
Spiral Rake Secondary Clarifiers	LS	1	\$748,000
RAS/WAS Pump Station	LS	1	\$90,000
Process Blowers	LS	1	\$669,000
Disinfection and Chemical Building/Storage	LS	1	\$518,000
Aerated Sludge Holding Tank	LS	1	\$383,000
Dewatering Equipment and Dewatering Building	LS	1	\$1,775,000
Raw Subtotal			\$7,504,000

Description	Total
0.5 Greenfield WWTP Infrastructure Cost	\$7,504,000
Fair Oaks Ranch Conveyance – (To New WWTP)	\$4,133,200
Fair Oaks Ranch Conveyance – (To the Golf Course)	\$2,956,500
Raw Subtotal	\$14,593,700
Miscellaneous Piping and Utilities (15%)	\$2,189,055
Sitework (15%)	\$2,189,055
Electrical and Instrumentation (30%)	\$4,378,110
Raw OPCC	\$23,349,920
Construction Contingency (80%)	\$18,679,936
Total Project Cost	\$42,029,856
Engineering Services (20%)	\$8,405,971
Total Programmed Cost	\$50,435,827

Option 3 - The existing site would remain at current capacity and new capacity would be constructed at the City owned 5-acre property

- Increase the total treatment capacity to 0.5 MGD between both plants by:
 - Keeping the capacity of the existing WWTP at 0.3 MGD (no debottlenecking improvements)
 - Add 0.15 MGD capacity
 - Option 3A – Conventional Activated Sludge (CAS)
 - Option 3B – Membrane Bioreactor (MBR)
- Proposed facility will include onsite dewatering and aerated sludge holding tanks



The tables below summarize the most cost-effective alternatives to add 0.15 MGD treatment capacity on the City owned 5-acre parcel

Option 3A (0.15 MGD CAS)

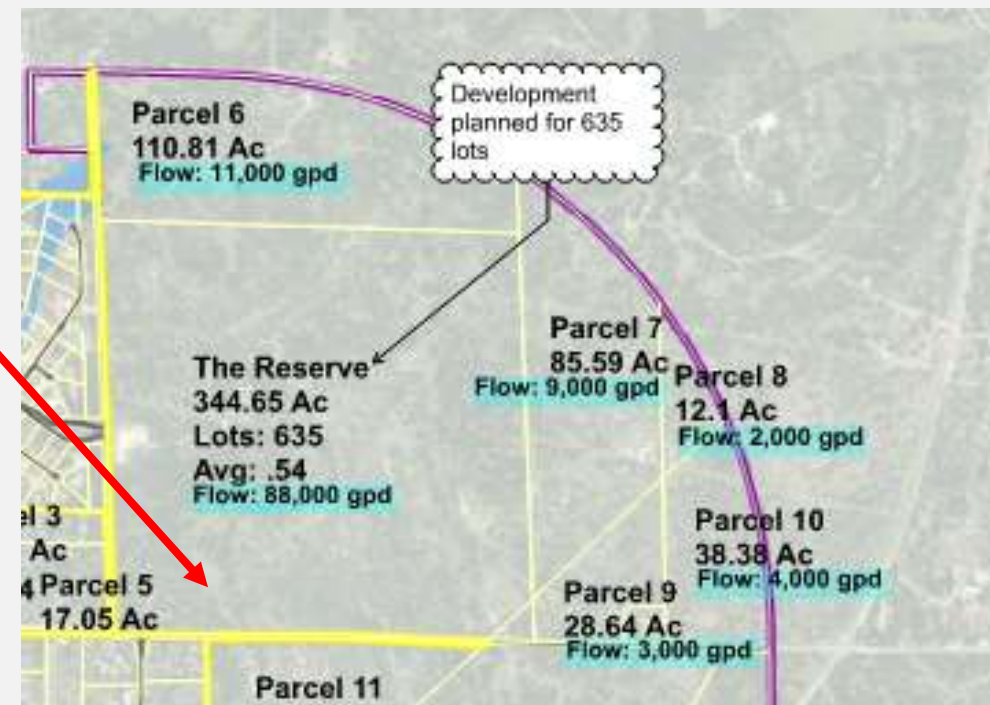
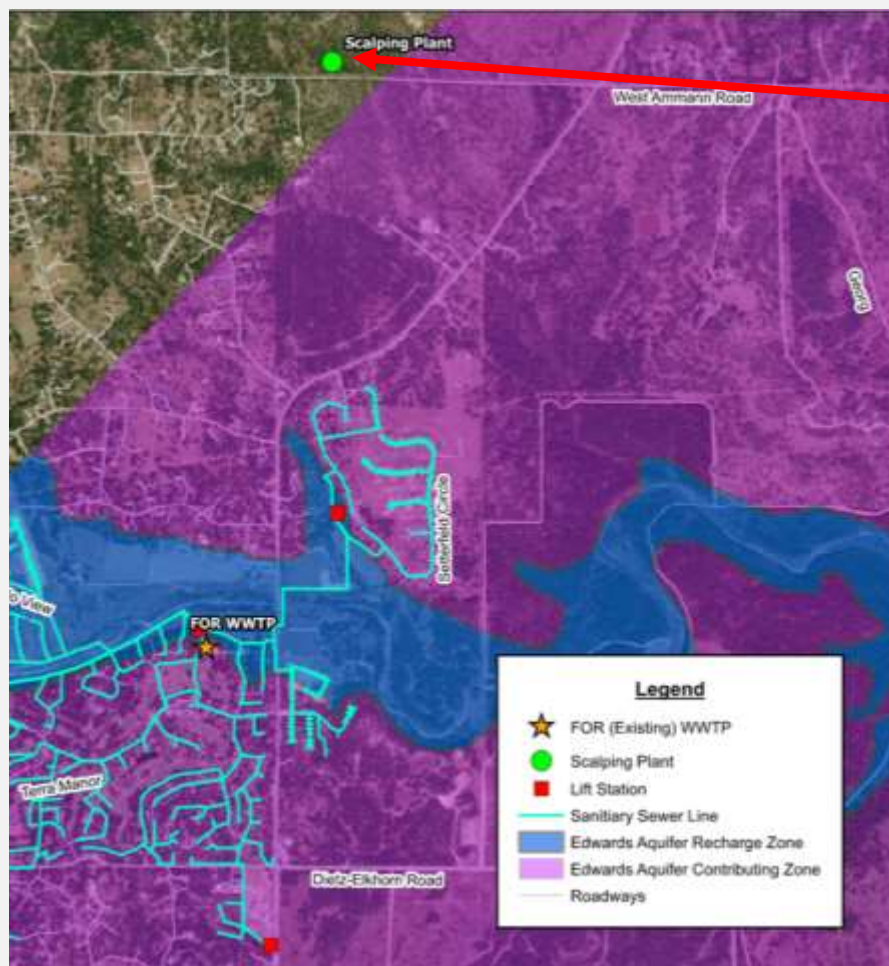
Description	Total
0.15 Greenfield CAS WWTP Infrastructure Cost	\$3,572,000
Fair Oaks Ranch Conveyance – (To New WWTP)	\$2,776,900
Fair Oaks Ranch Conveyance Reuse System - (To Golf Course)	\$2,607,500
Raw Subtotal	\$8,956,440
Miscellaneous Piping and Utilities (15%)	\$1,343,466
Sitework (15%)	\$1,343,466
Electrical and Instrumentation (30%)	\$2,686,932
Raw OPCC	\$14,330,304
Construction Contingency (80%)	\$11,464,243
Total Project Cost	\$25,794,547
Engineering Services (20%)	\$5,158,909
Total Programmed Cost	\$30,953,457

Option 3B (0.15 MGD MBR)

Description	Total
0.15 Greenfield MBR WWTP Infrastructure Cost	\$4,778,700
Fair Oaks Ranch Conveyance – (To New WWTP)	\$2,776,900
Fair Oaks Ranch Conveyance Reuse System – (To Golf Course)	\$2,607,500
Raw Subtotal	\$10,163,100
Miscellaneous Piping and Utilities (15%)	\$1,524,465
Sitework (15%)	\$1,524,465
Electrical and Instrumentation (30%)	\$3,048,930
Raw OPCC	\$16,260,960
Construction Contingency (80%)	\$13,008,768
Total Project Cost	\$29,269,728
Engineering Services (20%)	\$5,853,946
Total Programmed Cost	\$35,123,674



Option 4 - Construction of a scalping facility that would serve potential new growth areas.



- Sizing the scalping plant to process the flows from the Reserve development and Parcels 6,7,8,9, and 10 as well. CAS and MBR considered.
- Approximately 0.12 MGD ADF and 0.18 MGD during MM (1.5 MM PF).
- Parcel located outside the EARZ

The CAS scalping plant alternative was less costly than the MBR alternative

Option 4A 0.12 MGD CAS Scalping Plant

0.12 Greenfield CAS Scalping WWTP Infrastructure Cost	\$3,216,000
Fair Oaks Ranch Conveyance Scalping Reuse System	\$7,072,000
Scalping Plant Conveyance Sludge Line	\$5,925,300
Raw Subtotal	\$16,213,300
Miscellaneous Piping and Utilities (15%)	\$2,431,995
Sitework (15%)	\$2,431,995
Electrical and Instrumentation (30%)	\$4,863,990
Raw OPCC	\$25,941,280
Construction Contingency (80%)	\$20,753,024
Total Project Cost	\$46,694,304
Engineering Services (20%)	\$9,338,860
Total Programmed Cost	\$56,033,164

Option 4B 0.12 MBR Scalping Plant

0.12 Greenfield MBR Scalping WWTP Infrastructure Cost	\$3,748,000
Fair Oaks Ranch Conveyance Scalping Reuse System	\$ 7,072,000
Scalping Plant Conveyance Sludge Line	\$5,925,300
Raw Subtotal	\$16,745,300
Miscellaneous Piping and Utilities (15%)	\$2,511,795
Sitework (15%)	\$2,511,795
Electrical and Instrumentation (30%)	\$5,023,590
Raw OPCC	\$26,792,480
Construction Contingency (80%)	\$21,433,984
Total Project Cost	\$48,226,464
Engineering Services (20%)	\$9,645,293
Total Programmed Cost	\$57,871,757

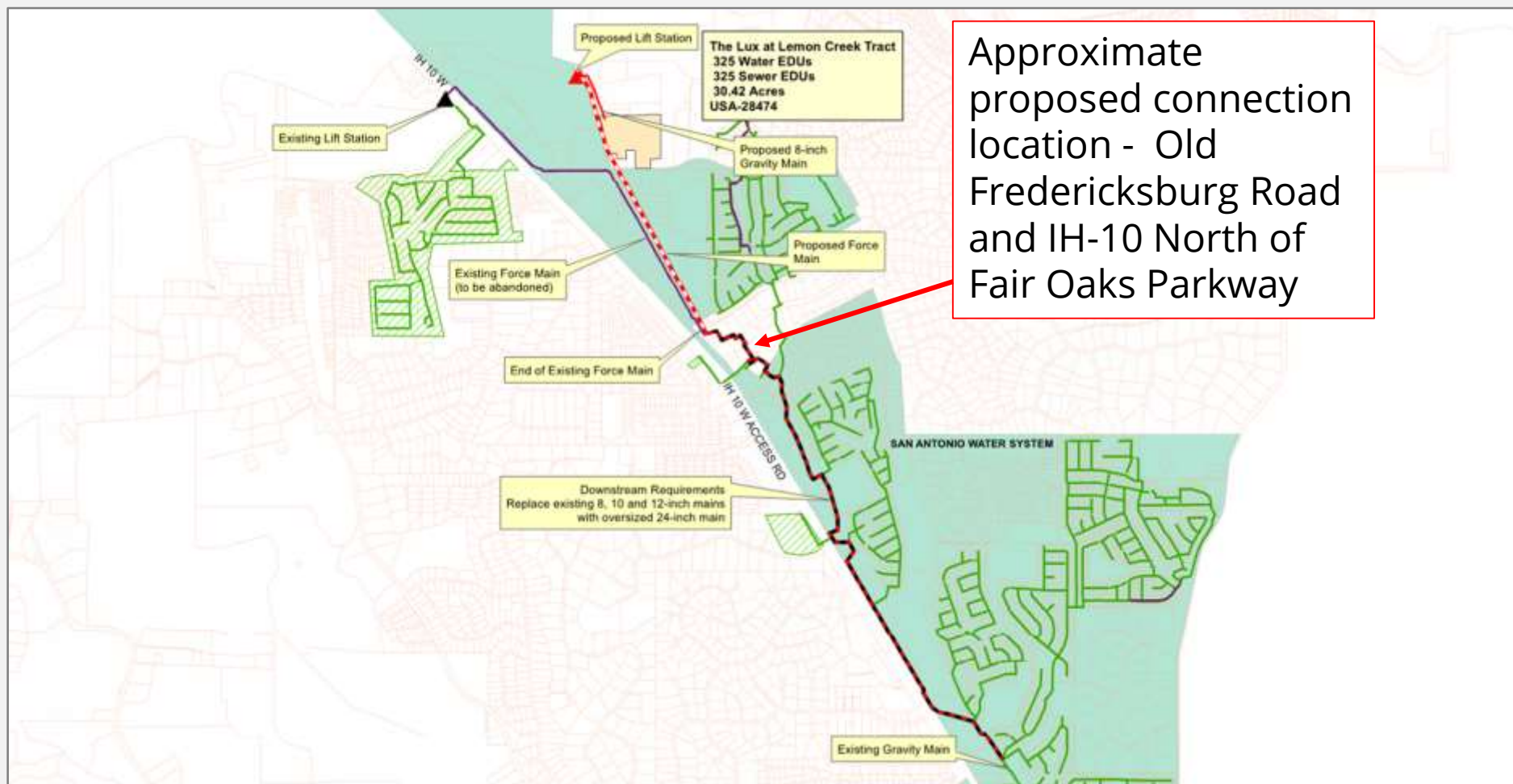
The table below summarizes the total programmed cost ranges for Option 2, 3, and 4 alternatives

	Option 2 New WWTP (0.5 MGD)	Option 3 New WWTP (0.15 MGD)	Option 4 New Scalping Plant (0.12 MGD)
Total Programmed Cost	\$50.5-52.5M	\$30.9-36.9M	\$56 - \$57.8M

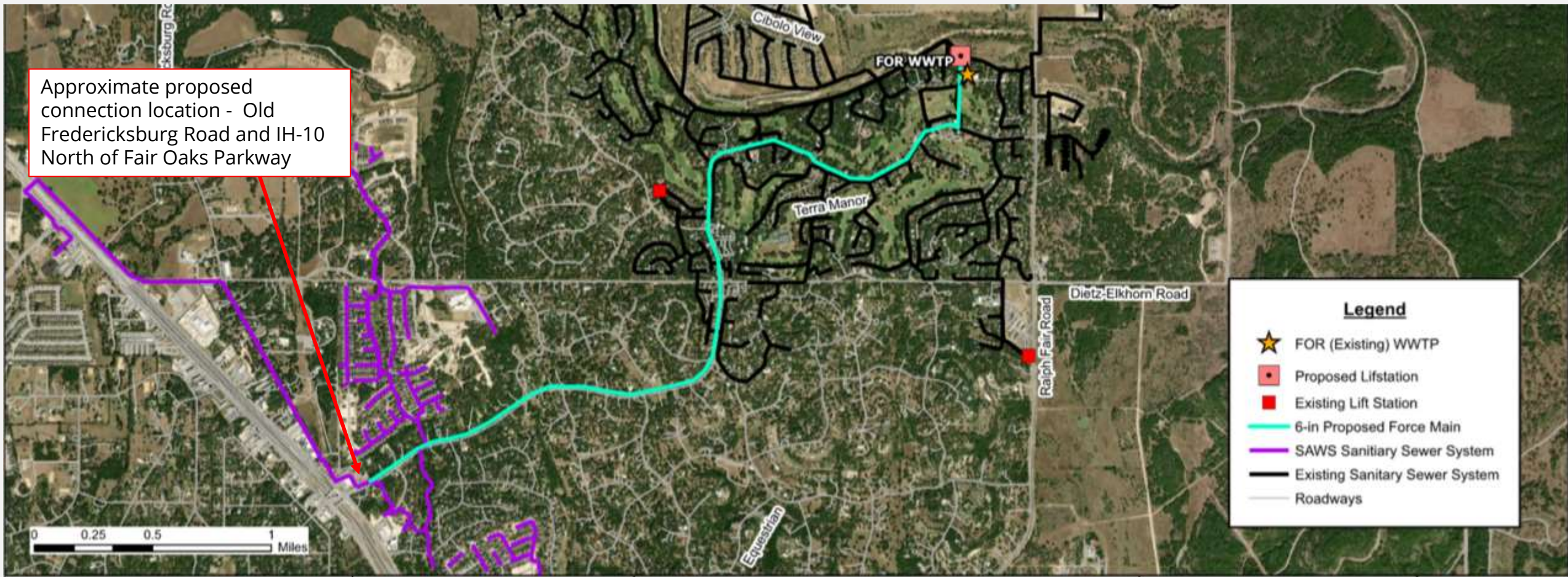
Next, we will discuss Option 5 as evaluated in the Site Feasibility TM.



Option 5 - 0.2 MGD connection of the FOR collection system to the San Antonio Water System (SAWS) collection system



Connection of the City of Fair Oaks Ranch Collection System to the SAWS Collection System requires the installation of a 6" force main and new lift station



The planned improvements to the SAWS sanitary sewer trunk line from Fair Oaks Parkway at IH-10 to Sable Run on Old Fredericksburg Road is currently underway with development

Main Size (in)	Linear Feet	Unit Cost	Total Cost
24	14,500	\$15.00	\$5,220,000
30	14,500	\$15.00	\$6,525,000
Difference			\$1,305,000

- SAWS has a few developers in place for a cost share on the trunk line upsize to 24-inch
- SAWS indicated that Fair Oaks Ranch will be responsible for cost sharing approximately 16% on the upsize to the 30-inch trunk line (for 0.5 MGD), which would mean that the City will cost share \$210,000 (Maximum is \$1,305,000)

Fair Oaks Ranch will need to enter a USA with SAWS that requires SAWS board approval

SAWS 2020 Sewer Availability Charge	SAWS 2020 Monthly Volume All Usage (per 100 gallons)	Fair Oaks Ranch anticipated volume (gallons)	Total Monthly (30 days) Cost	Estimated Total Annual Cost
\$340.07	\$0.4438	200,000	\$27,000	\$324,000

- Fair Oaks Ranch will be a wholesale customer to SAWS
- Since the City is only entering into a sewer contract, an alternate monthly fee arrangement will need to be coordinated with SAWS
- Fair Oaks Ranch will have to add a wastewater volume flow meter prior to connection with the SAWS system

- The City will have to build a lift station and force main to connect with the SAWS System
- A new lift station could be constructed near:
 - Cibolo Trails neighborhood
 - Existing WWTP
- It is possible that the City may have to abide by SAWS design standards as well
- Impact fee costs could change
 - SAWS current Impact Fee rates are \$3,451 per Equivalent Dwelling Unit
 - SAWS assumes that 1,450 EDUs will be associated with the connection

Description	Units	Quantity	Unit Cost	Item #8.
0.5 MGD Lift Station	LS	1	\$725,000	\$725,000
6" Force Main	LF	18,800	\$115	\$2,162,000
60" Diameter Manhole	EA	1	\$10,375	\$10,400
12" Gravity Main	LF	20	\$183	\$3,700
Wastewater Flow Meter	EA	1	\$12,500	\$12,500
Pavement Repair	LF	9,600	\$75	\$720,000
Raw Subtotal				\$3,633,600
Miscellaneous Piping and Utilities (15%)				\$545,040
Sitework (15%)				\$545,040
Electrical and Instrumentation (30%)				\$1,090,080
Raw OPCC				\$5,813,760
Construction Contingency (80%)				\$4,651,008
Total Project Cost				\$10,464,768
Engineering Services (20%)				\$2,092,954
Total Programmed Cost				\$12,557,722

Description	Fair Oaks Ranch Cost to connect
SAWS cost share to upsize 30-inch	\$210,000
SAWS Impact Fees	\$5,213,950
Fair Oaks Ranch Lift Station and Force Main	\$12,557,722
Total	\$17,981,672 + Annualized Cost (\$324k/yr)

Next, we will discuss the non-economic analysis and cost summary presented in the Site Feasibility TM.



A non-economic evaluation of each option was conducted to identify alternatives that provides the City with the most benefit for optimization, planning, environmental, and treatment goals

Evaluation Category	Objective	Criteria
Optimization	O1: Energy reduction	O1.1: is the energy use at the plant site less than the mean of the alternatives?
	O2: Land Use	O2.1 will this alternative reduce the additional land requirement?
Planning	P1: Protect public health and safety	P1.1: is this alternative safer than other alternatives?
	P2: Preserve community reputation, status, and economic vitality	P2.1: will this alternative enhance the perception of the community local to the facility?
		P2.2: will this alternative enhance the perception of the community within the Fair Oaks Ranch service area?
	P3: Contribute to industry leadership	P3.1: does the alternative provide an innovative solution?
Environmental	E1: Minimize local impact	E1.1: is there a positive impact on the efficiency and effectiveness of plant operations?
	E2: Minimize global impact	E2.1: is the chemical use less than the mean of the alternatives?
	E3: Resource Recovery	E3.1: will the alternative help achieve resource recovery?
Treatment	T1: Maximize treatment reliability	T1.1: proven and reliable technology?
	T2: Manageable process complexity	T2.1: is the operation man hours estimate less than the mean of the alternatives?
	T3: Flexibility to meet future regulatory requirements	T3.1: will the alternative meet future regulatory requirements with minimal additional capital investment?

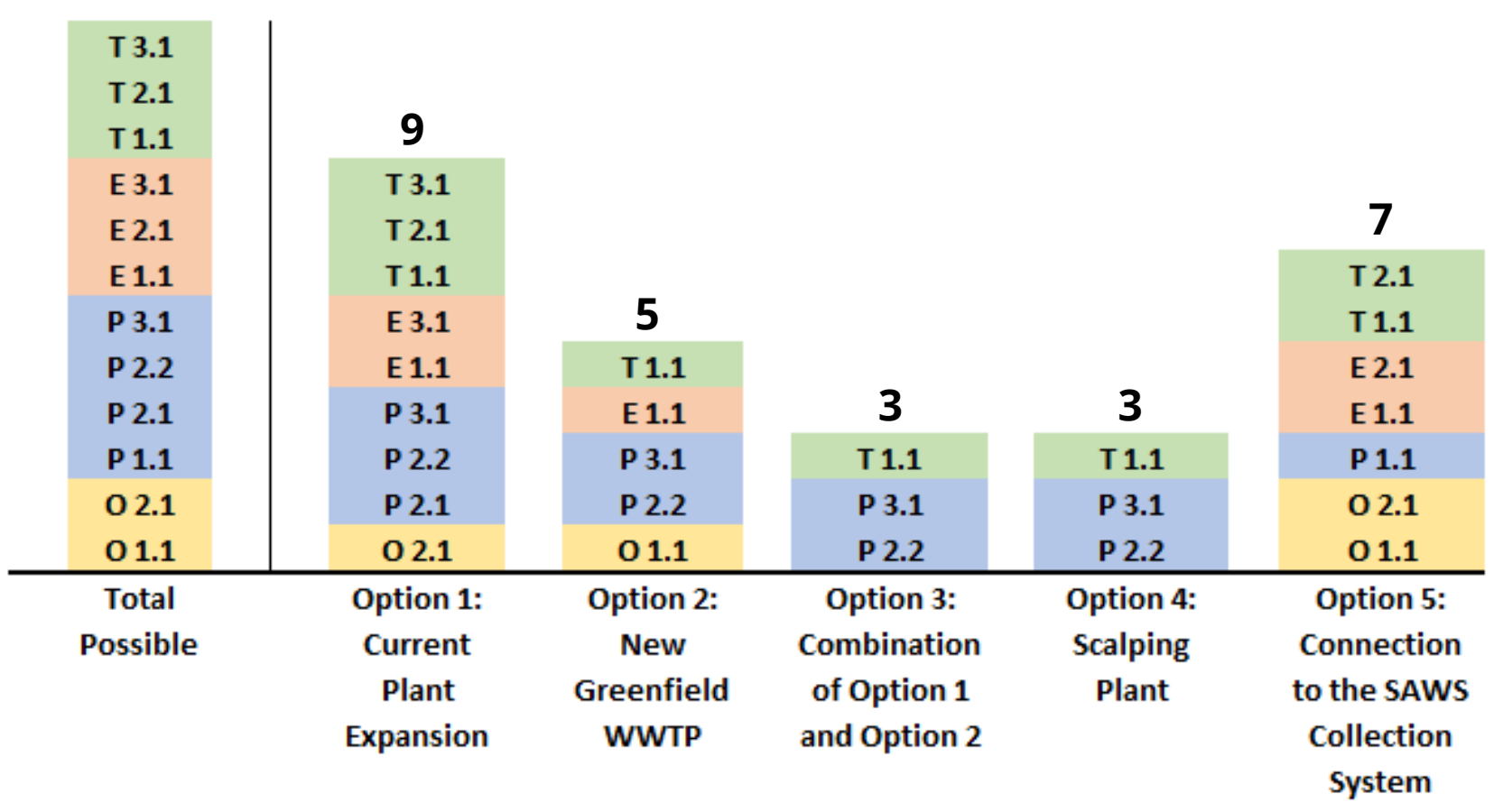
A non-economic evaluation of each option was conducted to identify alternatives that provides the City with the most benefit for optimization, planning, environmental, and treatment goals

Treatment

Environmental

Planning

Optimization



Option 1 and Option 5 scored the most “yes” answers

In summary, the lowest cost option for expanding treatment capacity in the City is Option 1 and Option 5

	Option 1: Current Plant Expansion	Option 2: New Greenfield WWTP	Option 3: Combo of Option 1 & Option 2	Option 4: New Scalping Plant	Option 5: Connection to SAWS Collection System**
Total Programmed Cost	\$13.4M	\$50.4 - \$52.5M	\$30.9 - \$37M	\$56 - \$57.8M	\$17.9M*

*Represents total cost to connect to the SAWS collection system, does not include estimated reoccurring annual cost (~\$324K)

**Requires SAWS Board approval

Questions?

Additional Info or Analysis Requested?

—



Next Steps

- 1) Staff provide additional info or analysis (if requested)
- 2) Council approves a WWTP expansion option (future agenda item)
- 3) Garver refines site layout, cost estimate, evaluates phasing, transition schedule and completes desktop environmental review for approved option
- 4) Final Comprehensive Report and Presentation



CITY COUNCIL REPORT

CITY OF FAIR OAKS RANCH, TEXAS

November 3, 2022

AGENDA TOPIC: Update on the Sales Tax Compliance Review performed by Avenu Insights & Analytics

DATE: November 3, 2022

DEPARTMENT: Administration

PRESENTED BY: Scott Huizenga, Assistant City Manager – Administrative Services

INTRODUCTION/BACKGROUND:

In July 2021 the City contracted with Avenu Insights & Analytics for a compliance review to detect, document and correct errors in the collection and distribution of sales and use tax. There were no upfront fees for the service; payment would only be made if an error was found and resulted in additional sales tax being distributed to the City. The fee is 35% on compliance from past periods and prospective compliance for the next 24 months. Per statute, the past compliance can only go back four years.

Avenu Insights requested the confidential report from the State Comptroller and began an initial review in August 2021. Taxpayers reviewed include residential and commercial business, but the majority are home business taxpayers. While the City receives a large portion of its sales tax revenue from online purchases, Avenu Insights does not have audit authority to review residential purchases from Amazon and similar online sources.

To date only one error has been found and corrected. A taxpayer had moved from a San Antonio location and did not update their permit with their new Fair Oaks Ranch address. This resulted in sales tax being distributed according to the old address. Avenu Insights was able to work with the business to correct the permit and worked with the Comptroller to recover past sales tax payments for the periods of April 2019 through March 2022, which have been redistributed to the City. The taxpayer began reporting correctly to the City beginning with the April 2022 sales tax return.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Obtaining a compliance review of sales tax revenues helps ensure the City is obtaining the maximum and correct amount of revenue for sales within the City. Below is a summary of the sales tax finding and fees charged to the City for the single correction to date.

Billing Period	Past Sales Tax	Prospective Sales Tax	Fees at 35%
Initial Correction	\$8,292.23		\$2,902.28
Month 1		\$242.62	\$84.91
Months 2, 3, 4		\$369.61	\$129.36
Total	\$8,292.23	\$612.23	\$3,116.55

Avenu Insights also identified one correction totaling \$6,746.05, before fees, related to MDD sales tax.

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

The Professional Services Agreement with Avenu Insights will remain in effect until satisfactory completion of the Scope of Work, unless terminated by either party. Avenu Insights will complete multiple reviews, and they will continue looking for errors as business relocate or new businesses start in the City. There is no pre-determined end date for the review process.

LEGAL ANALYSIS:

No legal analysis was required for this agenda item.

RECOMMENDATION/PROPOSED MOTION:

Council update only; no motion required.