



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, March 10, 2022 at 6:30 PM

City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

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

CITIZENS and GUEST FORUM

To address the Commission, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. 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 January 13, 2022 Planning & Zoning Commission Regular Meeting Minutes.
Christina Picioccio, TRMC, City Secretary
5. Approval of the January 27, 2022 Planning & Zoning Commission Regular Meeting Minutes.
Christina Picioccio, TRMC, City Secretary
6. Approval of the February 24, 2022 Planning & Zoning Commission Special Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

CONSIDERATION / DISCUSSION ITEMS

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

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

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

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

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

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

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

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

ADJOURNMENT

Request for P&Z Commission topic needing information/research

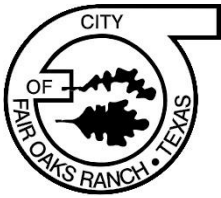
Signature of Agenda Approval: s/Carole Vanzant

Carole Vanzant, Assistant City Manager

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

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, March 7, 2022 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side 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, January 13, 2022 at 6:30 PM

City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes

Commissioners: Linda Tom, Marty Bryant, David Horwath, Dale Pearson, and Lamberto Balli

Absent: Vice Chairperson Leonard

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

2. Pledge of Allegiance – The Pledge of Allegiance was led by Mayor Maxton.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – There were no citizens to be heard.

CONSENT AGENDA

4. **Approval of the December 9, 2021 Planning & Zoning Commission Regular Meeting Minutes.**

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

VOTE: 6-0, Motion Passed.

CONSIDERATION / DISCUSSION ITEMS

5. **Consideration and possible action on the appointment of a Planning and Zoning Commission Vice Chairperson.**

MOTION: Made by Commissioner Tom, seconded by Commissioner Balli, to appoint David Horwath as the P&Z Vice Chairperson until the next Vice Chairperson is selected in October 2022.

VOTE: 6-0, Motion Passed.

6. **Consideration and possible action recommending the approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Pearson, to recommend approval of the Preliminary Plat of Elkhorn Ridge Unit 4 with the following minor conditions:

1. Label two-foot contour interval surveys tied to the known reference points or USGS benchmarks. Currently, contour interval is not two-foot.
2. Applicant to provide proof of USPS approval for Cheyenne Ridge prior to recordation.
3. Applicant to correct the year in the City Council approval and notarization fields.

VOTE: 6-0, Motion Passed.

7. **Consideration and possible action to recommend approval of a request for an extension of time for the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Tom, seconded by Commissioner Balli, to recommend approval of a request for an extension of time for the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas..

VOTE: 6-0, Motion Passed.

8. **Consideration and possible action recommending the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.**

No action was taken since the extension was granted under agenda item 7.

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

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

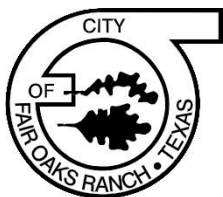
ADJOURNMENT

Chairperson Barnes adjourned the meeting at 8:42 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio, TRMC, City Secretary



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

Thursday, January 27, 2022 at 6:30 PM
City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Vice Chairperson David Horwath
Commissioners: Linda Tom, Marty Bryant, and Dale Pearson

Absent: Chairperson Bobbe Barnes and Commissioners Douglas Leonard, Lamberto Balli

With a quorum present, the meeting was called to order at 6:31 PM.

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

Commissioner Lamberto Balli arrived at 6:39 PM.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – There were no citizens to be heard.

CONSIDERATION / DISCUSSION ITEMS

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

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

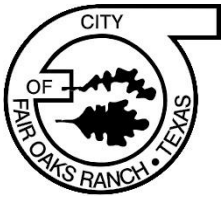
ADJOURNMENT

Chairperson Barnes adjourned the meeting at 8:27 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio, TRMC, City Secretary



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

Thursday, February 24, 2022 at 6:30 PM
City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes and Vice Chairperson David Horwath
Commissioners: Linda Tom, Marty Bryant, Dale Pearson, and Lamberto Balli

Absent: Commissioner Marty Bryant and Douglas Leonard

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

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

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – There were no citizens to be heard.

CONSIDERATION / DISCUSSION ITEMS

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

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

ADJOURNMENT

Chairperson Barnes adjourned the meeting at 8:38 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio, TRMC, City Secretary



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 10, 2022

AGENDA TOPIC: Consideration and possible action recommending the approval of the Stone Creek Ranch Unit 2C Tree Plan

DATE: March 10, 2022

DEPARTMENT: Public Works and Engineering Services

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

INTRODUCTION/BACKGROUND:

On February 7, 2022, a preliminary plat establishing Stone Creek Ranch Unit 2C was submitted to the Public Works Department by Jones & Carter Inc. This preliminary plat consists of 63.276 acres of residential development.

Regarding the submission of a preliminary plat, currently vested under the City's previous subdivision ordinance, Article II, Section 1 (C, 13) of said ordinance states, "The submittal shall conform to the requirements of Article III, Section 6 of this ordinance." This section contains a requirement by the Tree and Habitat Protection which states: "City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

The submitted Tree Plan shows the following heritage trees:

- Tree #8158 – 27" Oak – To Be Removed
- Tree #8171 – 24" Oak – To Be Removed
- Tree #8182 – 24" Oak – To Be Removed
- Tree #8191 – 25" Oak – To Be Removed
- Tree #8195 – 27" Oak – To Be Removed
- Tree #8198 – 32" Oak – To Be Removed
- Tree #8219 – 28" Oak – To Be Removed
- Tree #8232 – 24" Oak – To Be Removed

To mitigate, twenty-four (24) trees with a caliper of at least two and one half - inches (2.5") will be planted. The applicant has been informed that the heritage trees will require City Council approval prior to removal.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article III Section 6(A) of the previous subdivision ordinance states:

"It shall be unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is nine - inches (9") caliper in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without submitting a Tree Removal and Preservation Plan with the preliminary plat. City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

Furthermore, item “D” of the same section states:

“The Public Works Department shall review and recommend approval of the Plan if:

1. The tree(s) is located within ten feet of the perimeter of, the proposed building footprint, the area over a septic tank, areas necessary for site access, or within areas designated for the construction or installation of public facilities such as streets or utilities; or
2. The application demonstrates that the denial of the request for tree removal will affect a hardship prohibiting the development of the property in otherwise compliance with the regulations of the City of Fair Oaks Ranch; and
3. The application demonstrates that three (3) trees with a caliper of at least two and one half - inches (2.5") will be planted on the site or at another approved location for each tree removed that has a caliper of twenty-four - inches (24") or larger (heritage tree).”

Staff has reviewed the Stone Creek Ranch Unit 2C Tree Plan (**Exhibit A**) and recommends approval based on conformance with the City’s previous subdivision ordinance Article III, Section 6.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None

LEGAL ANALYSIS:

Not Applicable

RECOMMENDATION/PROPOSED MOTION:

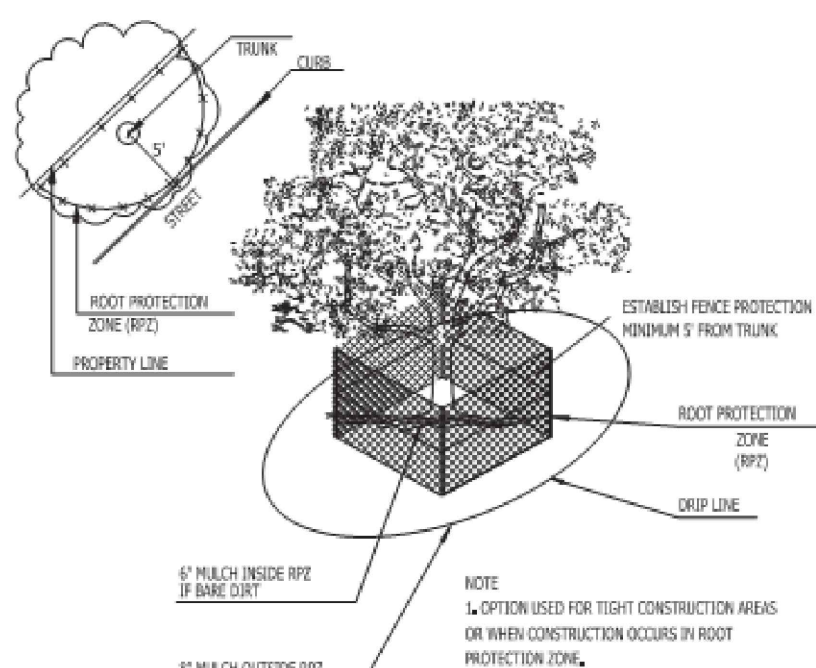
I move to recommend approval of the Stone Creek Ranch Unit 2C Tree Plan.

EXISTING TREE TABLE				
TAG#	SIZE (IN)	SPECIES	CLASSIFICATION	STATUS
8001	8	OAK	Not Protected	Remove
8002	11	OAK	Protected	Remove
8003	9	OAK	Protected	Remove
8004	8	OAK	Not Protected	Remove
8005	8	OAK	Not Protected	Remove
8006	8	OAK	Not Protected	Remove
8007	7	OAK	Not Protected	Remove
8008	8	OAK	Not Protected	Remove
8009	6	OAK	Not Protected	Remove
8010	6	OAK	Not Protected	Remove
8011	6	OAK	Not Protected	Remove
8012	10	OAK	Protected	Remove
8013	7	ELM	Not Protected	Remove
8014	8	OAK	Not Protected	Remove
8015	9	OAK	Protected	Remove
8016	8	OAK	Protected	Remove
8017	6	ELM	Not Protected	Remove
8018	6	OAK	Not Protected	Dead
8019	16	CDR	Protected	Remove
8020	15	CDR	Protected	Remove
8021	9	ELM	Protected	Remove
8022	10	OAK	Protected	Remove
8023	9	OAK	Protected	Remove
8024	7	OAK	Not Protected	Remove
8025	11	OAK	Protected	Remove
8026	9	OAK	Protected	Remove
8027	10	OAK	Protected	Remove
8028	16	OAK	Protected	Remove
8029	12	OAK	Protected	Remove
8030	17	OAK	Protected	Remove
8031	16	CDR	Protected	Remove
8032	6	OAK	Not Protected	Remove
8033	10	OAK	Protected	Remove
8034	10	OAK	Protected	Remove
8035	10	OAK	Protected	Remove
8036	14	OAK	Protected	Remove
8037	6	OAK	Not Protected	Remove
8038	8	OAK	Not Protected	Remove
8039	11	OAK	Protected	Remove
8040	14	OAK	Protected	Remove
8041	16	OAK	Protected	Remove
8042	10	OAK	Protected	Remove
8043	12	OAK	Protected	Remove
8044	15	OAK	Protected	Remove
8045	15	CDR	Protected	Remove
8046	17	OAK	Protected	Remove
8047	20	OAK	Protected	Dead
8048	15	CDR	Protected	Remove
8049	12	OAK	Protected	Remove
8050	8	OAK	Not Protected	Remove
8051	12	OAK	Protected	Remove
8052	8	OAK	Not Protected	Remove
8053	12	ELM	Protected	Remove
8054	9	OAK	Protected	Remove
8055	7	OAK	Not Protected	Remove
8056	10	ELM	Protected	Remove
8057	9	ELM	Protected	Remove
8058	12	OAK	Protected	Remove
8059	6	OAK	Not Protected	Remove
8060	6	ELM	Not Protected	Remove
8061	6	ELM	Not Protected	Remove
8062	6	ELM	Not Protected	Remove
8063	8	ELM	Not Protected	Remove
8064	16	OAK	Protected	Remove
8065	6	OAK	Not Protected	Remove
8066	6	OAK	Not Protected	Remove
8067	8	OAK	Not Protected	Remove
8068	7	OAK	Not Protected	Remove
8069	12	ELM	Protected	Remove
8070	6	ELM	Not Protected	Remove
8071	10	ELM	Protected	Remove
8072	11	ELM	Protected	Remove
8073	9	ELM	Protected	Remove
8074	8	ELM	Not Protected	Remove
8075	8	ELM	Not Protected	Remove
8076	9	OAK	Protected	Remove
8077	17	OAK	Protected	Remove
8078	11	OAK	Protected	Remove
8079	14	OAK	Protected	Remove
8080	14	OAK	Protected	Remove
8081	10	OAK	Protected	Remove
8082	6	OAK	Not Protected	Remove
8083	8	OAK	Not Protected	Remove
8084	8	OAK	Not Protected	Remove
8085	9	OAK	Protected	Remove
8086	10	OAK	Protected	Remove
8087	6	OAK	Not Protected	Remove
8088	15	OAK	Protected	Remove
8089	12	OAK	Protected	Remove
8090	7	ELM	Not Protected	Remove
8091	12	OAK	Protected	Remove
8092	15	OAK	Protected	Remove
8093	7	OAK	Not Protected	Remove
8094	7	OAK	Not Protected	Remove
8095	7	OAK	Not Protected	Remove
8096	6	OAK	Not Protected	Remove
8097	10	OAK	Protected	Remove
8098	7	OAK	Not Protected	Remove
8099	9	OAK	Protected	Remove
8100	10	OAK	Protected	Remove
8101	8	OAK	Not Protected	Remove
8102	8	OAK	Not Protected	Remove
8103	9	OAK	Protected	Remove
8104	11	OAK	Protected	Remove
8105	9	ELM	Protected	Remove
8106	8	ELM	Not Protected	Remove
8107	14	OAK	Protected	Dead
8108	10	ELM	Protected	Remove
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8110	6	OAK	Not Protected	Remove
8111	11	OAK	Protected	Remove
8112	10	OAK	Protected	Remove
8113	8	OAK	Not Protected	Dead
8114	8	OAK	Not Protected	Remove
8115	12	OAK	Protected	Remove
8116	11	ELM	Protected	Remove
8117	10	ELM	Protected	Remove
8118	13	ELM	Protected	Remove
8119	11	OAK	Protected	Remove
8120	12	OAK	Protected	Remove
8121	14	OAK	Protected	Remove
8122	6	OAK	Not Protected	Remove
8123	10	OAK	Protected	Remove
8124	8	OAK	Not Protected	Remove
8125	8	OAK	Not Protected	Remove
8126	12	OAK	Protected	Remove
8127	6	OAK	Not Protected	Remove

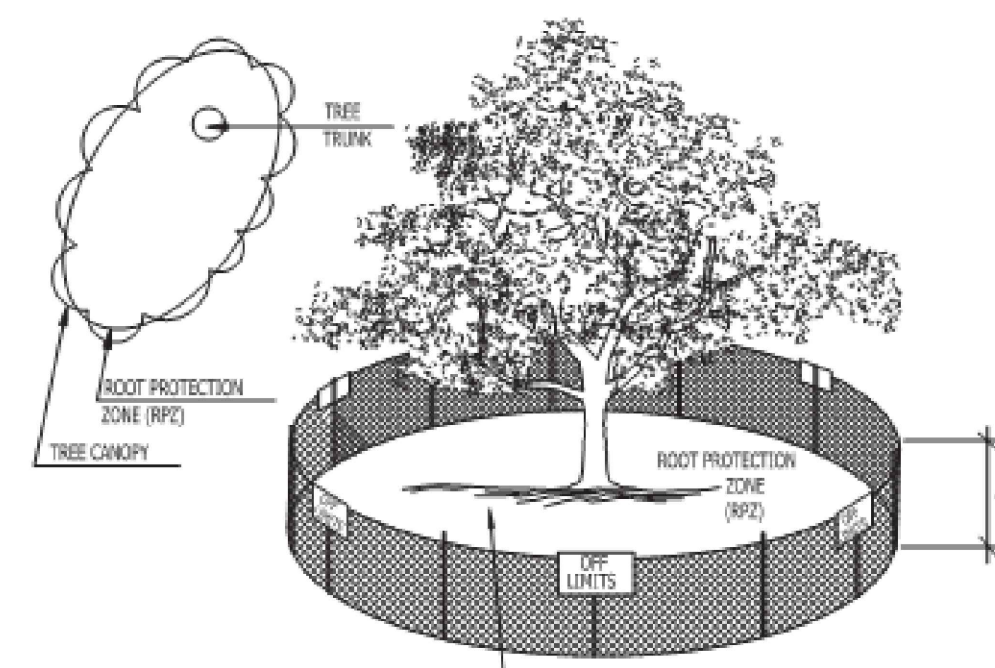
EXISTING TREE TABLE				
TAG#	SIZE (IN)	SPECIES	CLASSIFICATION	STATUS
8128	9	OAK	Protected	Remove
8129	10	OAK	Protected	Remove
8130	12	OAK	Protected	Remove
8131	7	OAK	Not Protected	Remove
8132	10	OAK	Protected	Remove
8133	9	OAK	Protected	Remove
8134	12	OAK	Protected	Remove
8135	15	OAK	Protected	Remove
8136	12	OAK	Protected	Remove
8137	11	OAK	Protected	Remove
8138	12	OAK	Protected	Remove
8139	10	OAK	Protected	Remove
8140	12	OAK	Protected	Remove
8141	9	OAK	Protected	Remove
8142	4	OAK	Not Protected	Remove
8143	7	OAK	Not Protected	Remove
8144	8	OAK	Not Protected	Remove
8145	8	OAK	Not Protected	Remove
8146	10	OAK	Protected	Remove
8147	7	OAK	Not Protected	Remove
8148	10	OAK	Protected	Remove
8149	10	OAK	Protected	Remove
8150	8	OAK	Not Protected	Remove
8151	9	OAK	Protected	Remove
8152	8	OAK	Not Protected	Remove
8153	8	OAK	Not Protected	Remove
8154	10	OAK	Protected	Remove
8155	17	OAK	Protected	Remove
8156	19	OAK	Protected	Remove
8157	20	OAK	Protected	Remove
8158	27	OAK	Heritage	Remove
8159	20	OAK	Protected	Remove
8160	23	OAK	Protected	Remove
8161	11	OAK	Protected	Remove
8162	18	OAK	Protected	Remove
8163	12	OAK	Protected	Remove
8164	23	OAK	Protected	Remove
8165	10	OAK	Protected	Remove
8166	22	OAK	Protected	Remove
8167	14	ELM	Protected	Remove
8168	15	ELM	Protected	Remove
8169	10	ELM	Protected	Remove
8170	15	ELM	Protected	Remove
8171	24	OAK	Heritage	Remove
8172	15	ELM	Protected	Remove
8173	9	OAK	Protected	Remove
8174	9	OAK	Protected	Remove
8175	9	OAK	Protected	Remove
8176	7	OAK	Not Protected	Remove
8177	9	OAK	Protected	Remove
8178	10	OAK	Protected	Remove
8179	15	OAK	Protected	Remove
8180	8	OAK	Not Protected	Remove
8181	12	OAK	Protected	Remove
8182	24	OAK	Heritage	Remove
8183	11	OAK	Protected	Remove
8184	11	OAK	Protected	Remove
8185	6	OAK	Not Protected	Remove
8186	15	OAK	Protected	Remove
8187	13	OAK	Protected	Remove
8188	16	OAK	Protected	Remove
8189	22	OAK	Protected	Remove
8190	22	OAK	Protected	Remove
8191	25	OAK	Heritage	Remove
8192	15	OAK	Protected	Remove
8193	18	OAK	Protected	Remove
8194	14	OAK	Protected	Remove
8195	27	OAK	Heritage	Remove
8196	21	OAK	Protected	Remove
8197	22	OAK	Protected	Remove
8198	32	OAK	Heritage	Remove
8199	7	ELM	Not Protected	Remove
8200	21	OAK	Protected	Remove
8201	21	ELM	Protected	Remove
8202	8	OAK	Not Protected	Remove
8203	8	OAK	Not Protected	Remove
8204	15	ELM	Protected	Remove
8205	15	ELM	Protected	Remove
8206	7	OAK	Not Protected	Remove
8207	8	OAK	Not Protected	Remove
8208	12	OAK	Protected	Remove
8209	10	OAK	Protected	Remove
8210	12	OAK	Protected	Remove
8211	12	OAK	Protected	Remove
8212	8	OAK	Not Protected	Remove
8213	9	OAK	Protected	Remove
8214	15	OAK	Protected	Remove
8215	13	OAK	Protected	Remove
8216	8	OAK	Not Protected	Remove
8217	6	OAK	Not Protected	Remove
8218	6	OAK	Not Protected	Remove
8219	28	OAK	Heritage	Remove
8220	15	OAK	Protected	Remove
8221	12	OAK	Protected	Remove
8222	22	OAK	Protected	Remove
8223	14	OAK	Protected	Remove
8224	15	OAK	Protected	Remove
8225	10	OAK	Protected	Remove
8226	10	OAK	Protected	Remove
8227	17	OAK	Protected	Remove
8228	22	OAK	Protected	Remove
8229	17	OAK	Protected	Remove
8230	20	OAK	Protected	Remove
8231	23	OAK	Protected	Remove
8232	24	OAK	Heritage	Remove
8233	13	OAK	Protected	Remove
8234	13	OAK	Protected	Remove
8235	13	OAK	Protected	Remove
8236	13	OAK	Protected	Remove
8237	23	OAK	Protected	Remove
8238	17	ELM	Protected	Remove
8239	22	OAK	Protected	Remove
8240	16	ELM	Protected	Remove
8241	12	OAK	Protected	Remove
8242	12	OAK	Protected	Remove
8243	20	OAK	Protected	Remove
8244	12	OAK	Protected	Remove
8245	10	OAK	Protected	Remove
8246	11	OAK	Protected	Remove
8247	18	OAK	Protected	Remove
8248	19	OAK	Protected	Remove
8249	22	OAK	Protected	Remove
8250	20	OAK	Protected	Remove
8251	21	OAK	Protected	Remove
8252	12	OAK	Protected	Remove
8253	12	OAK	Protected	Remove
8254	12	OAK	Protected	Remove
8255	10	OAK	Protected	Remove

NOTES:

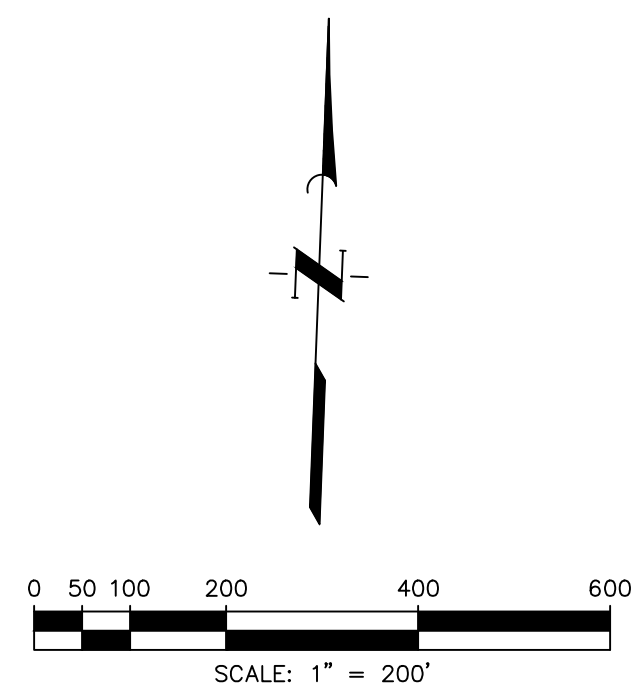
1. ALL TREE REMOVAL WILL BE PERFORMED IN COMPLIANCE WITH THE CITY'S TREE MAINTENANCE ORDINANCE.
2. TREE REMOVAL SHALL ADHERE TO THE CITY OF FAIR OAKS RANCH "OAK WILT ORDINANCE" FOUND IN ARTICLE 1.07 (TREES AND SHRUBS), DIVISION 2 TITLED OAK WILT CONTROL. FOR EACH TREE GREATER THAN 24" TO BE REMOVED: 3 TREES WITH A CALIPER OF AT LEAST 2-1/2" EACH SHALL BE PLANTED.
3. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY OF FAIR OAKS RANCH. THERE ARE 8 HERITAGE TREES (8 TO BE REMOVED, 0 TO BE SAVED).
4. TREE(S) TO BE PLANTED TO MITIGATE TREES INCLUDE: (24) 2-1/2" CALIPER TREES TO BE PLANTED IN THE PARK/OPEN SPACE LOT 19. MITIGATION TREES SHALL BE LIVE OAK OR MONTERREY OAK.
5. A PRECONSTRUCTION "TREE WALK" IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREE.
6. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED, AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
7. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
8. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
9. NO EQUIPMENT, VEHICLES, OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
10. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
11. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE OINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
12. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
14. NO WIRES, NAILS, OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.



FENCE PROTECTION DETAILS



FENCE PROTECTION DETAILS



LEGEND

- ROW & EASEMENTS TO BE CLEARED
- HERITAGE TREE TO BE REMOVED
- HERITAGE TREE TO BE PRESERVED
- MITIGATION TREE TO BE PLANTED

APPROXIMATE LOCATION OF MITIGATION TREES TO BE PLANTED (SEE NOTE 4)

NO.	DATE	REVISIONS	APP.

GREEN LAND VENTURES, LTD

STONE CREEK RANCH UNIT 2C

TREE PLAN



SCALE: AS SHOWN	DGN. BY: DM
DATE: FEBRUARY 2022	DWN. BY: JS/CG
JOB NO. 16502-0012-00	DWG. NO. NONE
SUBMITTED:	SURV. BY: JONES & CARTER INC.</



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 10, 2022

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

DATE: March 10, 2022

DEPARTMENT: Public Works and Engineering Services

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

SUMMARY:

The purpose of this Preliminary Plat is to create 54 residential lots, and one private street which would be a continuation of Ranch Heights. The lots are approximately one acre in size. The subdivision is generally located north-west of the intersection of Rolling Acres Trail and Ammann Road (see attached **Exhibit A: Location Map**). Street access to the subdivision will be provided from Ranch Heights.

A different configuration of this plat with 35 lots and less acreage was proposed previously, and was placed on the agenda of January 13, 2022 P & Z meeting. The applicant's requested extension of time was approved by the P & Z and City Council. Subsequently, the applicant proposed a new configuration with 54 lots and the applicant withdrew the previous request.

BACKGROUND:

Unit 1 (including subsequent amending plats), 1A, and Unit 2A have been recorded. Unit 2C is one of the two remaining sections to be platted. The subject parcel area is zoned Existing Residential 2 (R2).

There is an existing water service agreement between the City and the Green Land Ventures dated 2008 that restricts the number of units in the development to 230 single-family residential units. The open space provided in the overall Stone Creek Ranch exceeds the minimum requirements of the applicable old subdivision regulations.

A Master Plan of the entire Stone Creek Ranch development provided by the applicant is given as **Exhibit B. Exhibit C** shows an aerial view of the Stone Creek Ranch development. The street providing access to this subdivision is constructed and has been accepted by the City. The parcel has protected trees on site that need mitigation. The tree mitigation plan (Tree Plan) needs to be approved prior to approval of the Preliminary Plat.

The Preliminary Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, which was in effect at the time of the approval of the service agreement. Staff has reviewed the Preliminary Plat and recommends approval of the

Preliminary Plat with the following conditions:

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

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

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

LONG-TERM 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."

Sec. 212.009 (b-2) of the Texas Local Government Code titled, Approval Procedure: Initial Approval, states that - "...the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

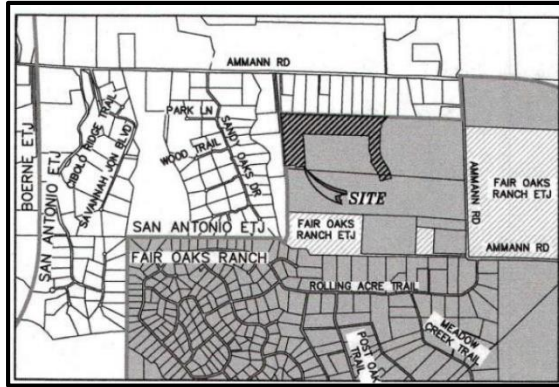
- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request."

RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the Preliminary Plat of Stone Creek Ranch Unit 2C with the following conditions.

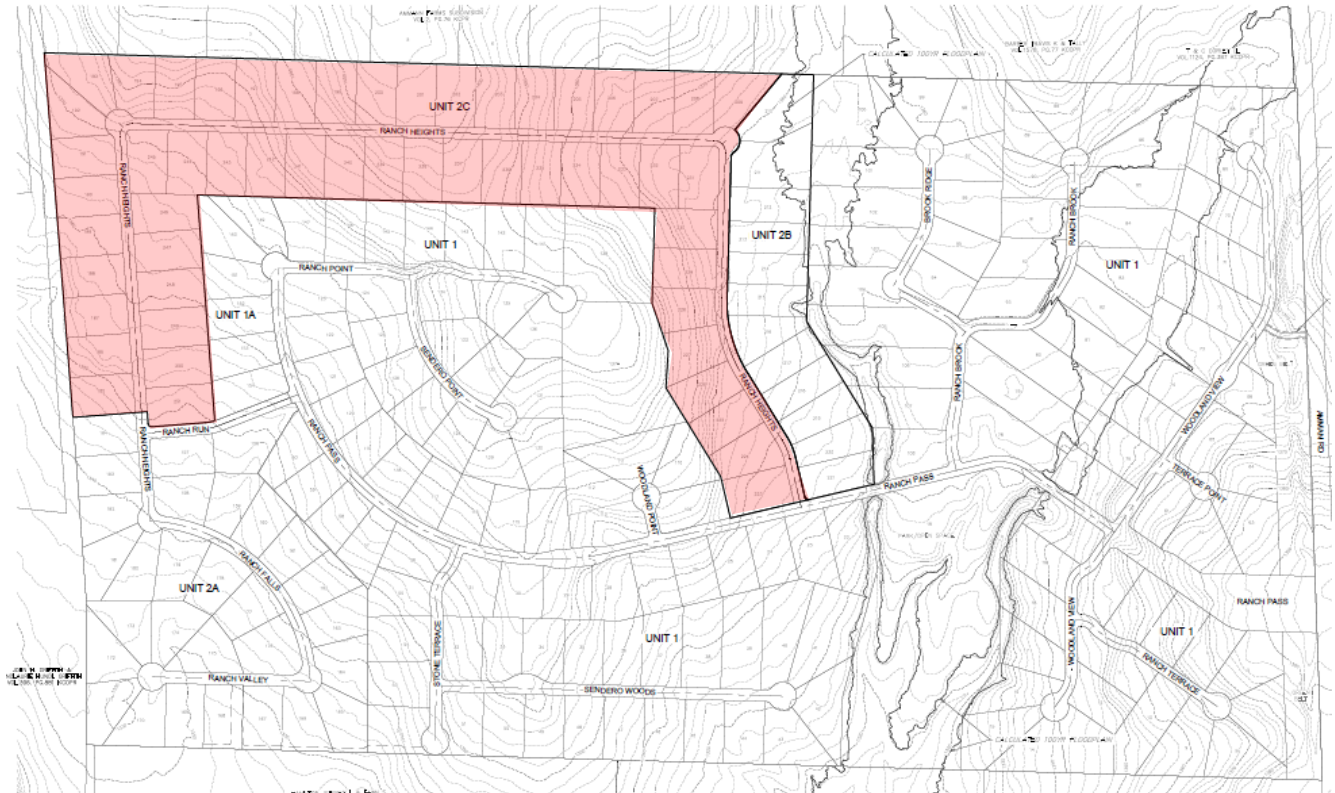
1. Remove reference to San Antonio Planning Commission and Unified Development Code from the plat note above the engineer's seal. The proposed plat is governed by old subdivision regulations.
2. On the preliminary plat, add drainage reserves where concentrated drainage features are to be located and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

Exhibit A: Stone Creek Ranch Unit 2C Location Map

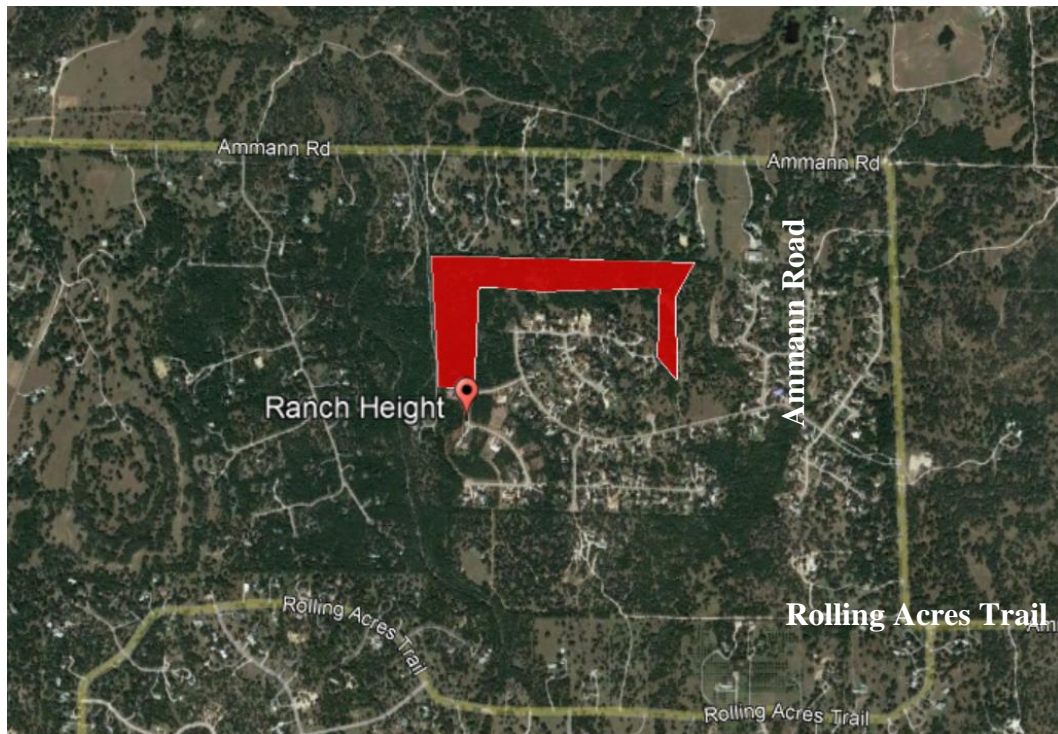


Source: Provided by the applicant

Exhibit B: Stone Creek Ranch Subdivision Master Plan (Unit 2C Highlighted)



Source: Provided by the applicant

Exhibit C: Stone Creek Ranch Subdivision Aerial View (Unit 2C Highlighted)**Attachments:**

1. Universal Application
2. S10 Preliminary Plat Specific Application Form
3. Letter of Intent
4. Stone Creek Ranch Unit 2C Subdivision Preliminary Plat
5. Stone Creek Ranch Masterplan



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

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

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

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

DEVELOPMENT INFORMATION

Project Name/Address/Location: Stone Creek Ranch Unit 2C Acreage: 63.276
 Brief Description of Project: Low density single family residential subdivision
 Is property platted? ☒ No ☐ Yes Subdivision name: Stone Creek Ranch Unit 2C No. of Lots: 54
 Recordation #: _____ Parcel(s) Tax ID#: 14325
 Existing Use: undeveloped - range Proposed Use: Single family residential
 Current Zoning: R2 Proposed Zoning: R2
 Occupancy Type: Single Family detached Sq. Ft: Varies Bed #: Varies Bath #: Varies Car Garage #: Varies
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☒ Septic ☐ Public

PROPERTY OWNER INFORMATION

Owner: Green Land Ventures, LTD Contact Name: Jeff Hutzler, PE
 Address: 916 E. Blanco, Suite 100 City/State/ZIP: Boerne, TX 78006
 Phone: 210-287-1568 Email: jeff@hutzlercivil.com

APPLICANT INFORMATION

Applicant/Developer: same as owner Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: Darren McAfee, PE Contact Name: JONES|CARTER
 Address: 4350 Lockhill Selma Rd. Suite 100 City/State/ZIP: San Antonio, TX 78249
 Phone: (210) 494-5511 E-mail: dmcafee@jonescarter.com

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

Signature: _____ Date: 01/24/22
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: 2/7/2022 BY: Katie Schweitzer
 FEES PAID: \$3,350 APPROVED BY: _____
 DATE APPROVED: _____
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

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

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

(Section 3.9 of the UDC)

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

Subdivision and Property Development Related

(Section 3.8 of the UDC)

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

Site Development Related

(Section 3.9 of the UDC)

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

Appeal of an Administrative Decision

- ☐ Zoning ☐ Others

Variance

- ☐ Policy ☐ Judicial* - Form S20

☐ Sign Special Exception/Appeal to an Administrative Decision

☐ Administrative Exception

☐ Permit for Repair of Non-Conforming Use/Building

☐ Letter of Regulatory Compliance

☐ On-Site Sewage Facility Permit (OSSF)

☐ Certificate of Occupancy (CO)* - Form S21

☐ Relief from Signage Regulations

☐ Group Living Operation License* - Form S22

☐ Grading/Clearance Permit - Form S23
Building Permits Related**Commercial**

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

Residential

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

Others

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

Inspections

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

Water- Wastewater Service

- ☐ Connect/ Disconnect Form* - Form S39

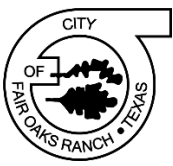
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

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

Application Checklist for all Applications

- ☒ Universal Application Form (Form UA).
☒ Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
☒ Application Processing Fees and other application fees.
☒ Letter of intent explaining the request in detail and reason for the request.
☒ Signed Letter of Authorization required if the application is signed by someone other than the property owner.
☒ Site plan and shapefile drawings (if applicable) for the property
☒ Location map clearly indicating the site in relation to adjacent streets and other landmarks
☒ One (1) copy of proof of ownership (recorded property deed or current year tax statements)
☒ One (1) USB drive containing the general required documents in Adobe PDF format (if required)
 *link sent by email

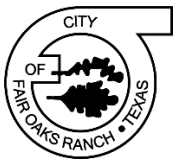
¹For items that are duplicated in the specific type of application, only one copy is required.

**S10****SPECIFIC APPLICATION FORM - PRELIMINARY PLAT**

Section 3.8 (4) of the Unified Development Code

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

- ☒ A completed Universal Development Application and checklist signed by the owner/s of the property.
- ☒ Payment of all other applicable fees (see Schedule of Fees).
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- ☒ Pre-Application Conference prior to application submittal.
- ☒ Approved copy of a Concept Plan or other approved plats, if applicable.
- ☐ Concept plan approval (if required).
- ☒ A title report.
- ☐ Three (3) copies (full size) of complete sets of construction plans (plan views) to be submitted after Preliminary Plat approval and prior to submittal of a Final Plat application.
- ☒ One (1) copy (11x17) of proposed plat.
- ☐ One (1) copy (11x17) of all existing recorded plats pertaining to the preliminary plat.
- ☐ Basic engineering information, if deemed necessary by the City.
- ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- ☒ Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, 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.



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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

- ☒ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to be approved prior to Preliminary Plat approval.
- ☒ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- ☒ Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

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



4350 Lockhill Selma Rd., Suite 100
San Antonio, Texas 78249-2166
Tel: 210.494.5511
Fax: 210.494.5519
www.jonescarter.com

January 24, 2022

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

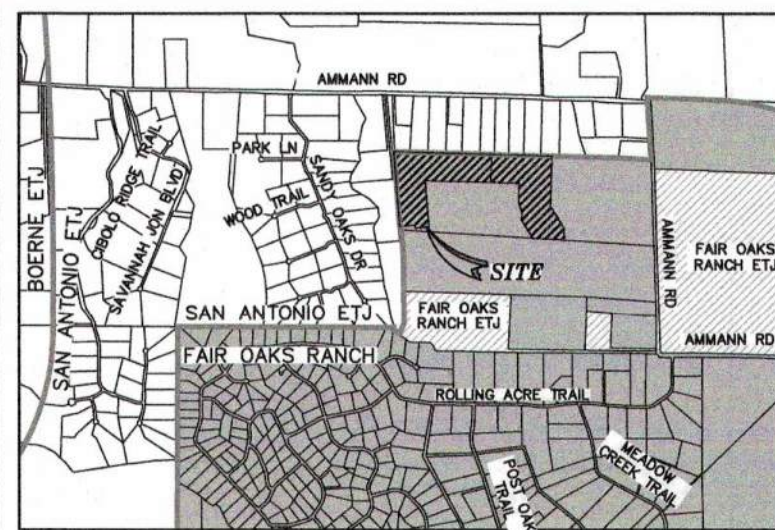
RE: Stone Creek Ranch Unit 2C
Preliminary Plat Submittal.

Dear Ms. Schweitzer,

This submittal package is being provided for the review of the Stone Creek Ranch Unit 2C Preliminary Plat in order to subdivide a 63.276 acre tract of land within the city limits of Fair Oaks Ranch. The subdivision will create 54 single family residential lots and 1 private street lot.

Sincerely,

Darren J. McAfee, PE
Jones & Carter, Inc.
4350 Lockhill Selma Rd. Ste 100
San Antonio TX, 78249



LOCATION MAP

NOT-TO-SCALE

LEGEND

KCDR	KENDALL COUNTY DEED RECORDS
KCOPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPR	KENDALL COUNTY PLAT RECORDS
KCDPR	KENDALL COUNTY DEED PLAT RECORDS
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
LOT	OVERALL DIMENSION
CL	CENTER LINE
Ac.	ACRE
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
○	1/2" IRON ROD

IMPACT FEE PAYMENT NOTE

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10: ARTICLE 10.02.

CLEAR VISION EASEMENT NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

UTILITY EASEMENT:

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

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

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLE 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 COMMERCIAL 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 RESTORATIONS 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.

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Darren J. McAfee 2/15/2022
LICENSED PROFESSIONAL ENGINEER
DARREN J. MCAFFEE, PE
LICENSE NUMBER 137808

STATE OF TEXAS
COUNTY OF KENDALL

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

Troy A. Trobaugh 2-15-22
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, RPLS
LICENSE NUMBER 6241

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
5. THE SETBACKS SHOWN ON THIS PLAT ARE IMPOSED BY THE DEED RESTRICTION AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF FAIR OAKS RANCH.
6. PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999) IS AN EGTC, DRAINAGE, WATER, AND UNDERGROUND UTILITY EASEMENT.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
8. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48259C0420F, EFFECTIVE DATE DECEMBER 17, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
9. THE AREA WITHIN THIS PLAT IS ZONED EXISTING RESIDENTIAL 2 (R2).

DRAINAGE NOTES:

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

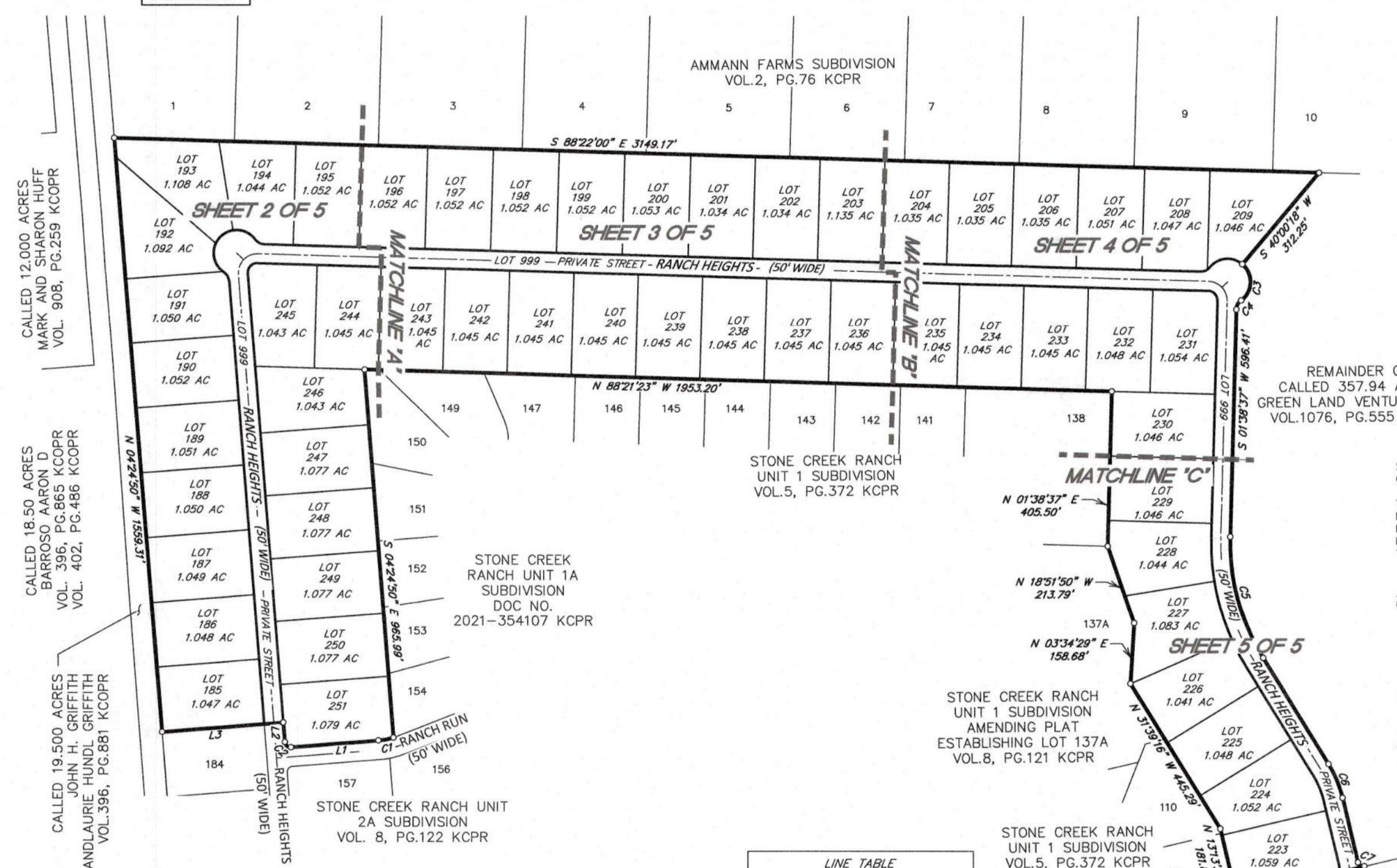
(THE "DRAINAGE SYSTEM")

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 OF CHANGE THE SIZE THEREOF; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM, CULVERTS, WATER GAPS, AND PROTECTING RAILS. THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS 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 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 COMMERCIAL 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.

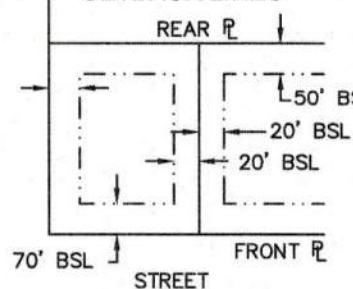
INDEX MAP



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.00'	40.33'	13°12'12"	S78°59'04"W	40.24'
C2	15.00'	23.56'	90°00'00"	N49°24'37"W	21.21'
C3	60.00'	108.88'	103°58'07"	S1°59'22"W	94.54'
C4	30.00'	27.40'	52°19'48"	S27°48'31"W	26.46'
C5	575.00'	334.17'	33°17'53"	S15°00'20"E	329.48'
C6	300.00'	96.49'	18°25'44"	S22°26'24"E	96.08'
C7	14.00'	21.99'	90°00'00"	S58°13'32"E	19.80'
C8	14.00'	21.99'	90°00'00"	S31°46'28"W	19.80'
C9	50.00'	83.83'	96°03'27"	S43°36'53"W	74.35'
C10	25.00'	41.91'	96°03'27"	N43°36'53"E	37.17'
C11	30.00'	27.39'	52°18'36"	S30°34'08"E	26.45'
C12	60.00'	210.20'	200°43'15"	N43°36'53"E	118.04'
C13	30.00'	27.40'	52°19'48"	N62°11'29"W	26.46'
C14	50.00'	78.54'	90°00'00"	N43°21'23"W	70.71'
C15	25.00'	39.27'	90°00'00"	S43°21'23"E	35.36'
C16	30.00'	18.17'	34°42'18"	S74°17'28"W	17.89'
C17	60.00'	94.97'	90°41'30"	S84°39'33"W	85.36'
C18	600.00'	348.70'	33°17'53"	N15°00'20"W	343.81'
C19	625.00'	363.23'	33°17'53"	N15°00'20"W	358.14'
C20	275.00'	88.45'	18°25'44"	N22°26'24"W	88.07'
C21	250.00'	80.41'	18°25'44"	N22°26'24"W	80.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°35'10" W	229.26'
L2	N 04°24'50" W	50.97'
L3	S 85°35'10" W	318.16'
L4	N 46°22'51" W	24.76'
L5	N 46°38'37" E	20.71'

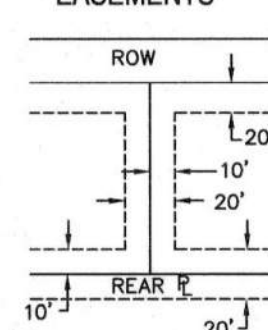
TYPICAL BLDG. SETBACK LINES



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACKS AS SHOWN ABOVE AND IN THE SUBDIVISION DEED RESTRICTIONS.

DATE	REVISION
2/15/22	REVISED PER COMMENTS

TYPICAL UTILITY EASEMENTS



AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITIES BEING 20 FEET ALONG THE FRONT AND SIDE LINES FRONTING ON STREETS OF EACH LOT AND 10 FEET ALONG THE SIDE AND BACK LOT LINES SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2C

BEING A TOTAL OF 63.276 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

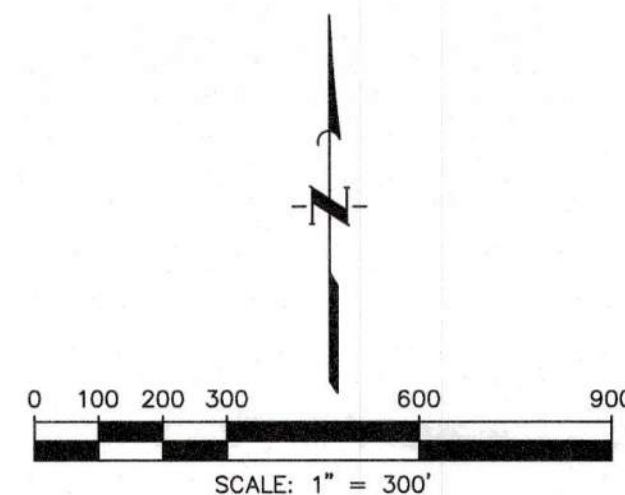
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JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4850 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: February 15, 2022



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OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
DANA GREEN PRESIDENT
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

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MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

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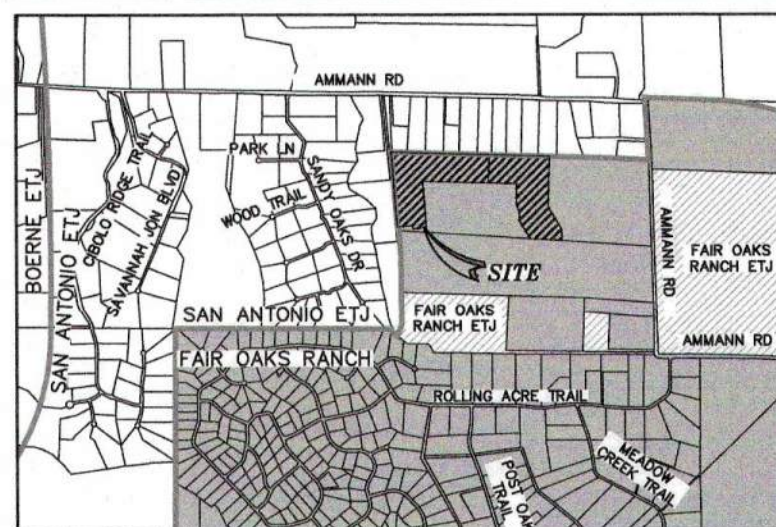
A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____

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COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 1 OF 5



LOCATION MAP

NOT-TO-SCALE

LEGEND

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Darren J. McAfee 2/15/2022
LICENSED PROFESSIONAL ENGINEER
DARREN J. MCAFEE, PE
LICENSE NUMBER 137808

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Troy A. Trobaugh 2-15-22
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, RPLS
LICENSE NUMBER 6241

20' ELECTRIC UTILITY ESMT
DOC#00202206, KCOPR

15' ELECTRIC UTILITY ESMT
DOC#00221743, KCOPR



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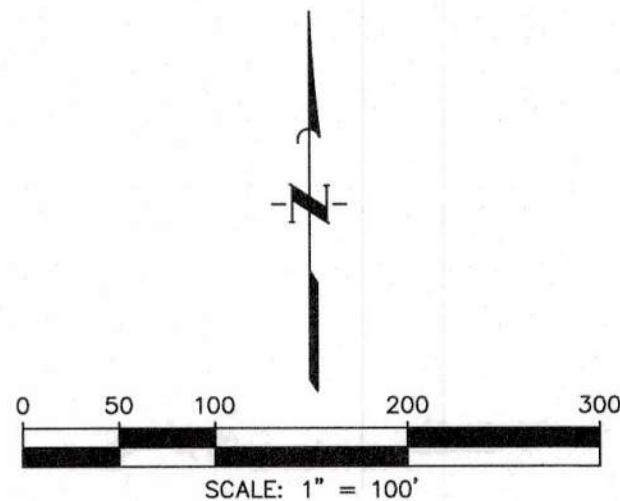
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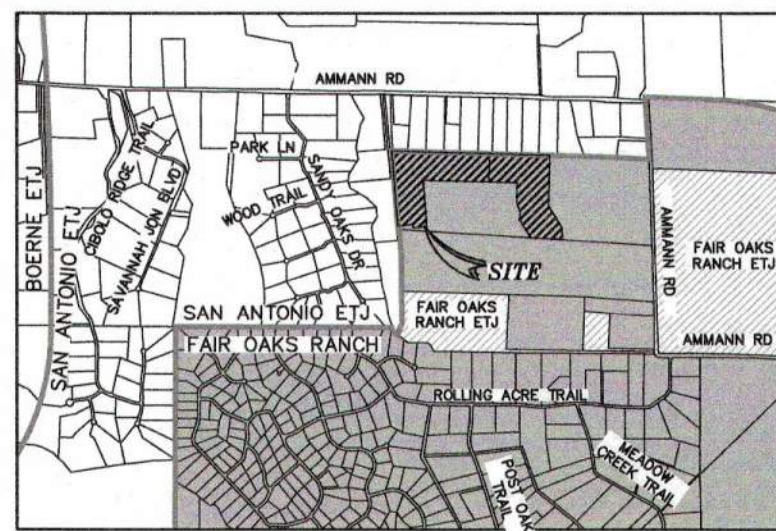
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COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 2 OF 5



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DARREN J. MCAFFEE, PE
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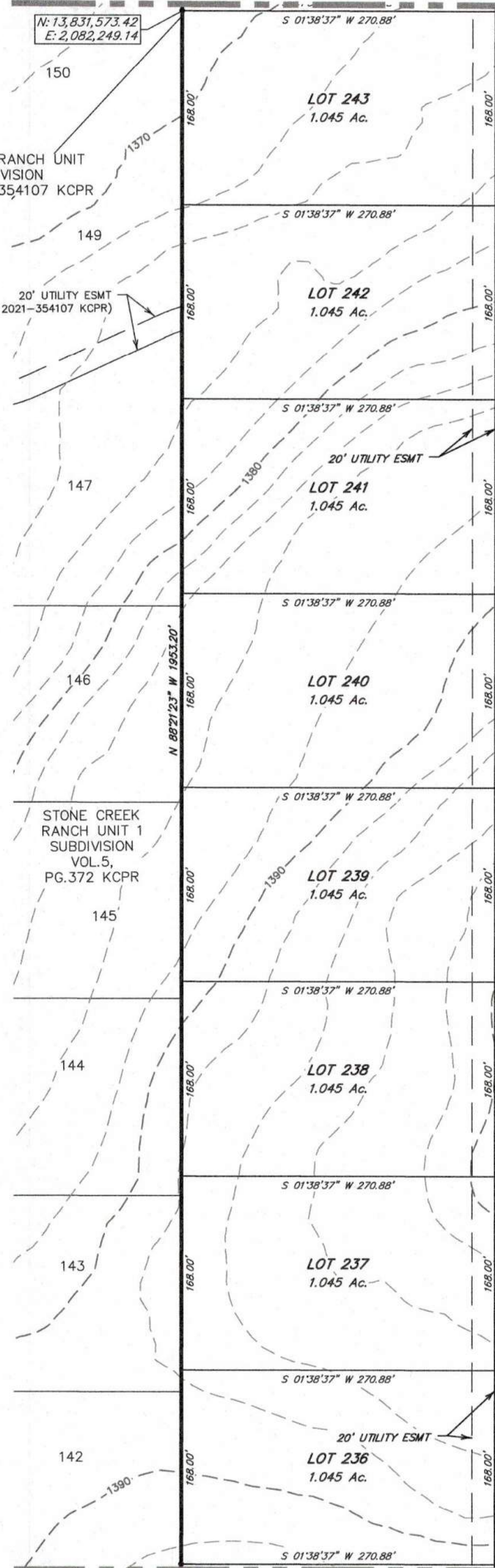
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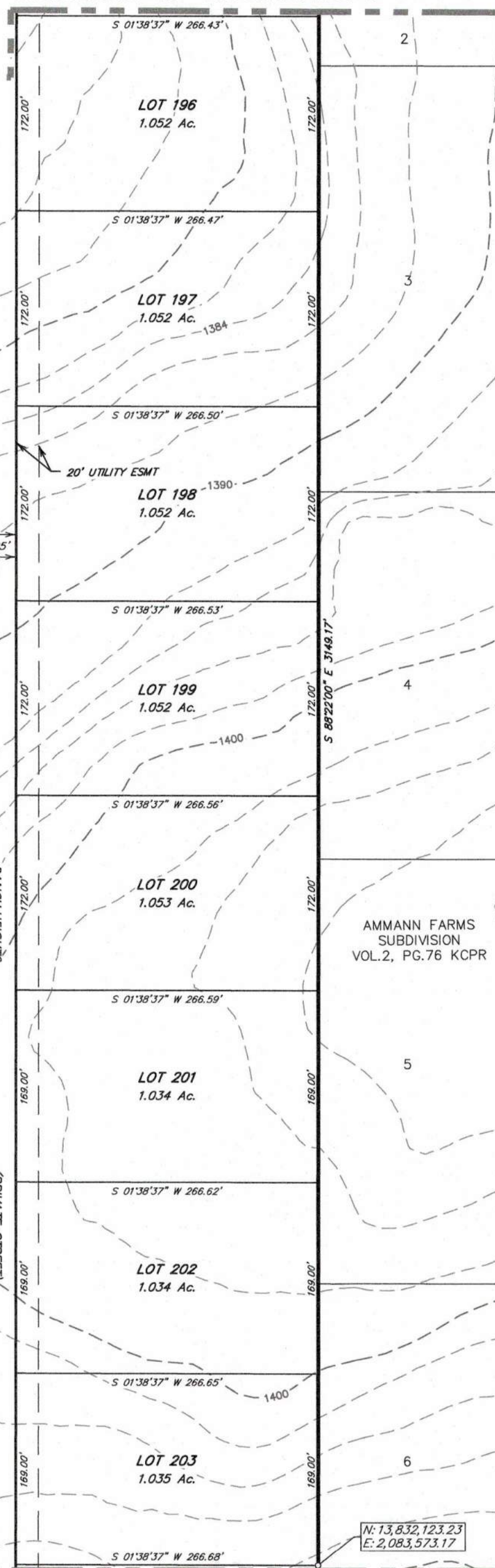
STONE CREEK RANCH UNIT
1A SUBDIVISION
DOC NO. 2021-354107 KCPR

MATCHLINE "A" - SEE SHEET 2 OF 5



MATCHLINE "B" - SEE SHEET 4 OF 5

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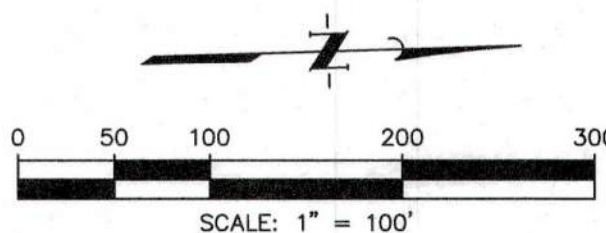
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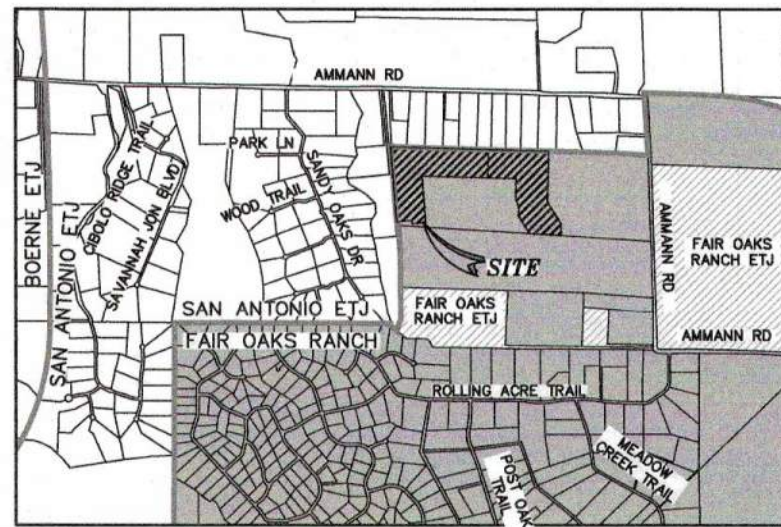
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SHEET 3 OF 5



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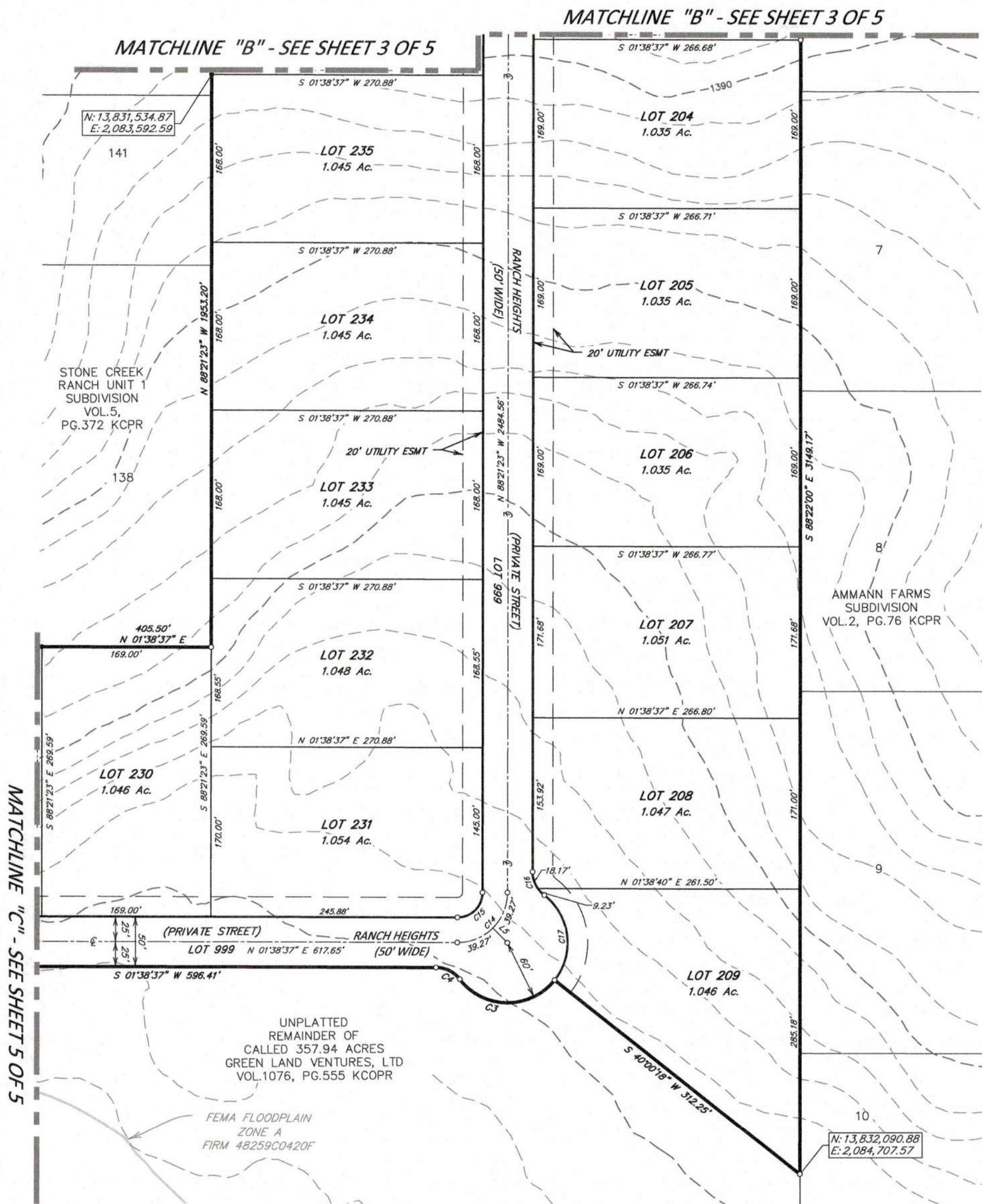
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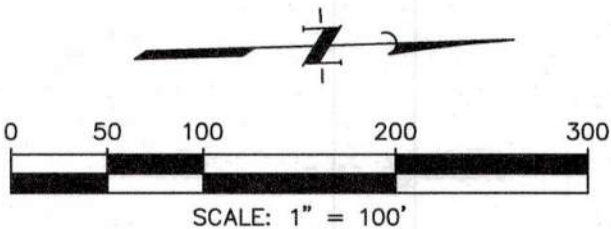
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DATE OF PRINT: February 15, 2022



STATE OF TEXAS
COUNTY OF KENDALL

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/DEVELOPER: GREEN LAND VENTURES, LTD
DANA GREEN PRESIDENT
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DANA GREEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY
THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

THIS PLAT OF STONE CREEK RANCH UNIT 2C, HAS BEEN SUBMITTED TO AND CONSIDERED BY
THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____ A.D., 20____

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____

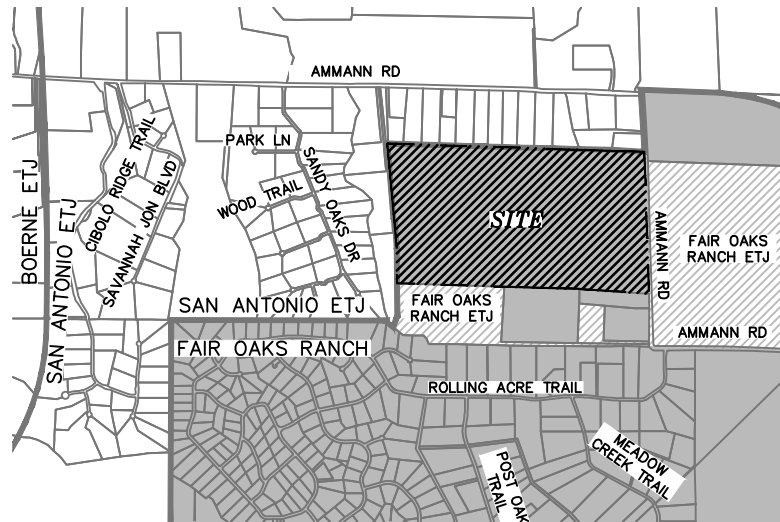
A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN

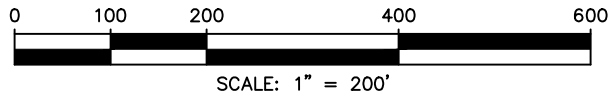
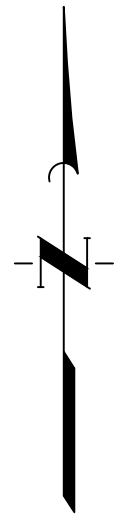
BOOK DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE



NO.	DATE	REVISIONS	APP.

GREEN LAND VENTURES, LTD

STONE CREEK RANCH
MASTER PLAN

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN	DGN. BY: DM
DATE: FEBRUARY 2022	DWN. BY: JS/CG
JOB NO. 16502-0012-00	DWG. NO. NONE
SUBMITTED:	SURV. BY: JONES & CARTER INC.
	F.B. NO. NONE

SHEET NO.
1
OF 1

K:\16502\16502-0012-00 Stone Creek Ranch Unit 2C\12 Design Phase\CAD\DWG\15 STONE CREEK MASTER PLAN.dwg Date: February 15, 2022

JOHN H. GRIFFITH &
ANDLAURIE HUNDL GRIFFITH
VOL.596, PG.881 KCOPR

HAMILTON JEFFREY L & FAWN S.
VOL.1696, PG.1131 KCOPR

DECHERT THOMAS C
VOL.1672, PG.98 KCOPR

DECHERT THOMAS C & TERRIE J.
VOL.986, PG.221 KCOPR

BARBER TRAVIS K & TALLY
VOL.1578, PG.77 KCOPR

T & C CORLEY LL
VOL.1124, PG.387 KCOPR



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 10, 2022

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

DATE: March 10, 2022

DEPARTMENT: Public Works and Engineering Services

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

INTRODUCTION/BACKGROUND:

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

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

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

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

To date the P&Z have reviewed Chapters 1 – 8.7. When the P&Z completes their review, the following steps are anticipated for the completion of amending the UDC:

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

7. City Council adopts amended Unified Development Code

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

LEGAL ANALYSIS

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

RECOMMENDATION/PROPOSED MOTION:

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



PLANNING & ZONING CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

March 10, 2022

AGENDA TOPIC: Consideration and possible action on canceling the March 24th special meeting and setting additional special meetings for discussion of proposed amendments to the City's Unified Development Code.

DATE: March 10, 2022

DEPARTMENT: Public Works

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

INTRODUCTION/BACKGROUND:

The Planning and Zoning Commission is holding special meetings to discuss and recommend proposed amendments to the City's Unified Development Code (UDC). Due to the project length, the process requires several meetings at the Planning and Zoning Commission's discretion.

Previously, the P&Z set one special meeting a month through March. To continue advancing this project, additional special meetings are needed. Below, in orange, are staff's recommendations. In addition, city staff finds the March 24th meeting conflicts with the State of the City event. Staff recommends the cancelation of this meeting.

March 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10 Regular P&Z Meeting @ 6:30pm	11	12
13	14	15	16	17	18	19
20	21	22 Potential Special Meeting @ 6:30pm	23	24 Request to Cancel Mtg	25	26
27	28	29	30	31		

April 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 Potential Special Mtg @ 6:30pm	6	7	8	9
10	11	12	13	14 Regular P&Z Meeting @ 6:30pm	15 Good Friday Holiday	16
17	18	19 Potential Special Mtg @ 6:30pm	20	21	22	23
24	25	26 Potential Special Mtg @ 6:30pm	27	28 Recommended Potential Special Meeting @ 6:30pm	29	30

May 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12 Regular Meeting @ 6:30pm	13	14
15	16	17 Potential Special Mtg @ 6:30pm	18	19	20	21
22	23	24 Potential Special Mtg @ 6:30pm	25	26 Recommended Potential Special Mtg @ 6:30pm	27	28
29	30 Memorial Day Holiday	31				

June 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9 Regular Meeting @ 6:30pm	10	11
12	13	14 Potential Special Mtg @ 6:30pm	15	16	17	18
19	20	21 Potential Special Mtg @ 6:30pm	22	23 Recommended Potential Special Mtg @ 6:30pm	24	25
26	27	28	29	30		

In accordance to the P&Z rules of procedures, section 11.1:

When needed, special meetings may be called by the Chairperson, at the request of two (2) or more members, or by a majority of the Commission at any previous meeting and, shall be scheduled by the City Manager

Tonight's agenda item is to consider and approve the cancellation of the March 24th meeting and setting additional special meeting dates.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Ensures Commissioners have an effective and efficient time frame to review proposed revisions to the UDC.
2. Complies with the P&Z rules and procedures relative to calling special meetings.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Budgeted under the Engineering Services Department.

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve canceling the March 24th special meeting and setting (insert dates) as special meeting dates of the P&Z Commission for discussion and approval of proposed amendments to the City's Unified Development Code.