



**CITY OF FAIR OAKS RANCH
AGENDA
PLANNING AND ZONING REGULAR MEETING**

July 12, 2018; 6:30 PM
City Hall Council Chambers
7286 Dietz Elkhorn, Fair Oaks Ranch

I. OPEN MEETING

- A. Roll Call – Declaration of Planning and Zoning Commission Quorum.
- B. Pledge of Allegiance.

II. CONSENT AGENDA

- A. Approval of the June 14, 2018 Regular Meeting Minutes.

III. DISCUSSION/CONSIDERATION ITEMS

- A. Discuss and consider recommendation of Fair Oaks Montessori School Preliminary Replat.
Mgr. Of Engineering Services, Adrian Garcia P.E.

IV. ADJOURNMENT

Signature of Agenda Approval: _____

A handwritten signature in black ink, appearing to read "Carol Vanzant", written over a horizontal line.

I, Carole Vanzant, Assistant City Manager, 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. Said Notice was posted by 5:00 PM, July 9, 2018 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 MINUTES
June 14, 2018
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015**

I. OPEN MEETING

A. Roll Call – Declaration of a Quorum

Present: Vice-Chairperson Frank Trapasso,
Bobbe Barnes, Conrad Fothergill, David Horwath, Douglas Leonard, and Dale Pearson

Absent: Chairperson Michael Rey

With a quorum present, Vice-Chairman Trapasso called the Special Meeting to order at 6:43 PM.

B. The pledge of allegiance was said in unison.

II. CONSENT AGENDA

A. Approval of the May 31, 2018 Special Called Meeting Minutes.

B. Approval of the June 4, 2018 Special Called Meeting Minutes.

MOTION: Made by Conrad Fothergill, seconded by Bobbe Barnes to accept the Consent Agenda as written.

VOTE: 6-0, Motion Passed.

III. DISCUSSION/CONSIDERATION ITEMS

A. Discuss and consider approval of the Setterfeld Estates Unit 4 Subdivision Plat.

MOTION: Made by Bobbe Barnes, seconded by Douglas Leonard to recommend approval of the Setterfeld Estates Unit 4 subdivision plat.

VOTE: 6-0, Motion Passed.

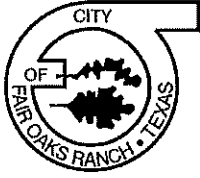
IV. ADJOURNMENT

Vice-Chairperson Frank Trapasso adjourned the meeting at 7:15 PM.

Michael Rey, Chairperson

ATTEST:

Carole Vanzant, Asst City Manager



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 12, 2018

AGENDA TOPIC: Discuss and consider recommendation of Fair Oaks Montessori School Preliminary Replat

START/END DATE: July 12, 2018

DEPARTMENT: Public Works

PRESENTED BY: Adrian Garcia

INTRODUCTION/BACKGROUND:

On April 26, 2018 a preliminary replat, establishing Fair Oaks Montessori School, was submitted to the Public Works Department by Pape-Dawson Engineers. This replat consists of 3.205 acres of non-residential. The bulk of this area is made up of a previous platted lot from the Pfeiffer Ranch Subdivision and a portion of Pfeiffer Ranch Corners, Unit 2. After several rounds of review and comments, Pape-Dawson Engineers updated the preliminary replat and submitted their application package on July 3, 2018, for consideration.

The updated plat package has not satisfied all of the requirements of the City Subdivision Ordinance. The following outstanding items contained in the City's Subdivision Regulations have not been sufficiently addressed by the most recent plat application:

- 1) Article II, Section 1 (A, 2) of the City Subdivision Ordinance states the applicant must submit, "A preliminary water distribution, sanitary sewer and stormwater drainage plan, including proposed pipe sizes and grading." The current preliminary utility plan submitted to the City does not provide all of the above requested information. Further, the plan indicates water service will be provided by the City of Fair Oaks Ranch while sanitary sewer service will be provided by San Antonio Water System (SAWS). Accordingly, additional information is needed from the applicant to evaluate the provision utility services, inclusive of dual utility providers (City and SAWS).
- 2) Article II, Section 1 (C, 13) 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 ordinance 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 Removal and Preservation Plan shows the removal of two (2) Heritage Trees. The applicant has been informed that this will require City Council approval prior to removal.

Due to the outstanding items listed above, the Public Works Department, at this time does not recommend approval of the preliminary replat that establishes Fair Oaks Montessori School.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article II, Section 2 of the City Subdivision Ordinance titled, Processing of the Preliminary Plat contains the following:

A. Staff Review.

City Staff will inspect the preliminary plat to verify that it conforms to all of the requirements of this ordinance. The Subdivider will be informed in writing by the City Administrator of any deficiencies in the preliminary plat.

B. Recommendation by the Fair Oaks Ranch Public Works Department.

The Fair Oaks Ranch Public Works Department shall conditionally recommend approval or disapproval of the preliminary plat at their next scheduled meeting on which a complete plat submission is received by the City Administrator. The Public Works Department's recommendation of approval of the preliminary plat shall not constitute final acceptance of the final plat but is authority to proceed with the preparation of the final plat. If any major changes are required by the Public Works Department, the Public Works Department may require submission of another preliminary plat.

C. Expiration of Plat Approval Recommendation.

The approval recommendation of the preliminary plat shall expire one year from the date of the initial recommendation

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

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

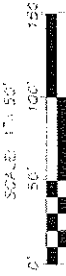
“The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to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

RECOMMENDATION/PROPOSED MOTION:

I move to recommend *disapproval* of the preliminary replat that establishes Fair Oaks Montessori School.

REPLAT ESTABLISHING FAIR OAKS MONTESSORI SCHOOL

THIS PROJECT IS THE PROPERTY OF PAPER-DAWSON ENGINEERS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAPER-DAWSON ENGINEERS, INC.



**PAPER-DAWSON
ENGINEERS**

1200 W. 15th Street, Suite 100
Fair Oaks, CA 94930
Tel: 415-353-1100
Fax: 415-353-1101
www.paper-dawson.com

DATE OF PREPARATION: 01/11/18

PROJECT NO: 18-001

MAJOR REVISIONS:
1. 01/11/18: INITIAL DESIGN
2. 01/11/18: REVISIONS TO SITE PLAN
3. 01/11/18: REVISIONS TO LEGEND
4. 01/11/18: REVISIONS TO NOTES

CLIENT:
FAIR OAKS MONTESSORI SCHOOL
1200 W. 15th Street, Suite 100
Fair Oaks, CA 94930

DESIGNER:
PAPER-DAWSON ENGINEERS, INC.
1200 W. 15th Street, Suite 100
Fair Oaks, CA 94930

DATE:
01/11/18

SCALE:
AS SHOWN

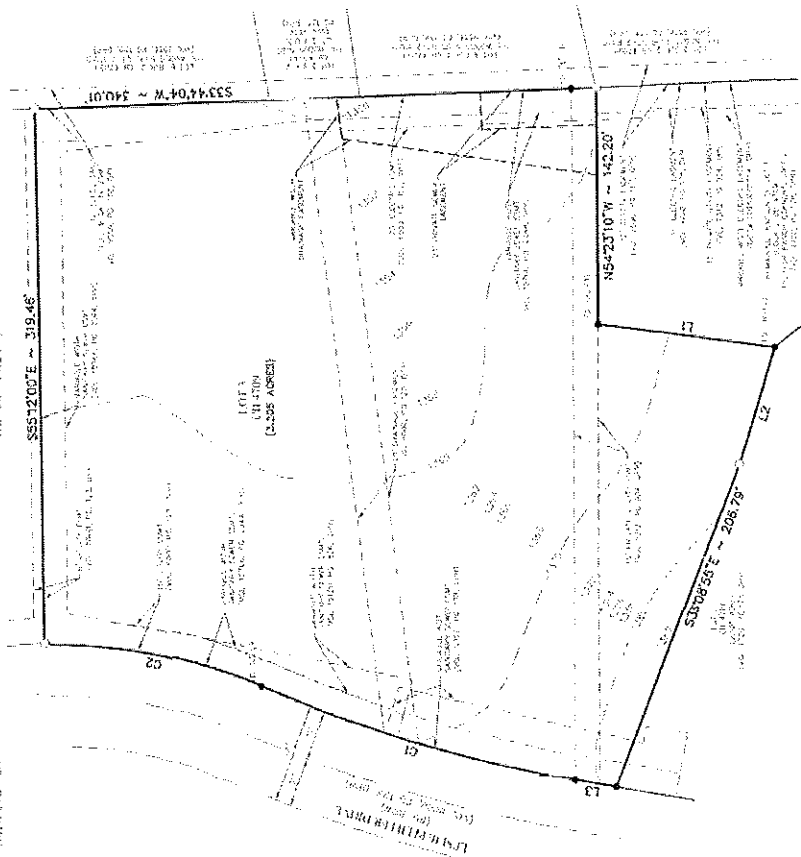
PROJECT LOCATION:
FAIR OAKS MONTESSORI SCHOOL
1200 W. 15th Street, Suite 100
Fair Oaks, CA 94930

LINE TABLE

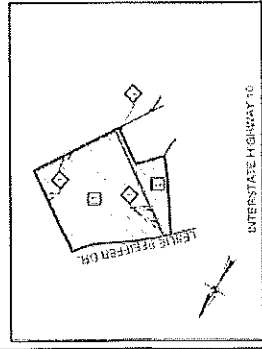
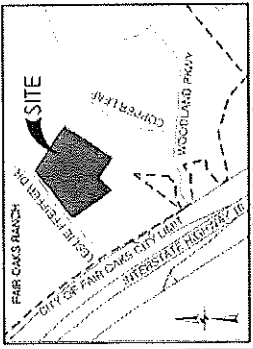
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4	REARING	100.00	100.00	100.00
5	REARING	100.00	100.00	100.00

CURVE TABLE

CURVE #	BEARING	ANGLE	CHORD	CHORD BEARING	AREA	PERCENT
1	S55°12'00"E	319.46'				
2	S33°44'04"W	340.01'				
3	S54°23'10"W	142.20'				
4	S33°08'55"E	208.78'				



PROVISIONS:
1. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF FAIR OAKS ZONING ORDINANCES AND THE CALIFORNIA ZONING ACT.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF FAIR OAKS.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES AND LANDMARKS.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ENVIRONMENTAL SENSITIVE AREAS.



LEGEND

AREA BEING REPLATED

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