

City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. awade@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: 29580 Ralph Fair Road, Boerne, TX 78015 Acreage: 80.69
Brief Description of Project: Mixed-Use development with Single Family, Townhomes and Retail
Is property platted? [X]No []Yes Subdivision name: Corley Tract No. of Lots: 304
Recordation #: N/A Parcel(s) Tax ID#: 257090
Existing Use: Vacant Proposed Use: Single Family Residential, Townhomes, Retail
Current Zoning: Neighborhood Residential, Mixed Use Village, and Logistics Proposed Zoning: Same as existing zoning
Occupancy Type: N/A Sq. Ft: N/A Bed #: N/A Bath #: N/A Car Garage #: N/A
Water System []Well [X]Public Flood Zone: [X]Yes []No Sewer System: []Septic [X]Public

PROPERTY OWNER INFORMATION

Owner: Century Oaks Land, LLC Contact Name: Rajeev Puri
Address: PO Box 561655 City/State/ZIP: Charlotte, NC 28256
Phone: 646-331-4549 Email: rpuri@athenadomain.com

APPLICANT INFORMATION

Applicant/Developer: Rajeev Puri Contact Name: Rajeev Puri
Address: 6002 Camp Bullis, Suite #201 City/State/ZIP: San Antonio, TX 78255
Phone: 646-331-4549 Email: rpuri@athenadomain.com

KEY CONTACT INFORMATION

Name of the Individual: Lindsay Merritt Contact Name: Lindsay Merritt
Address: 6002 Camp Bullis Rd. Suite #201 City/State/ZIP: San Antonio, TX 78255
Phone: 210-202-7033 E-mail: lmerritt@athenadomain.com

Signature: [Handwritten Signature] Date: 10/25/2024
Print Name: Rajeev Puri

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

*****OFFICE USE ONLY*****
DATE REC'D: 10/30/2024 BY: Lee Muñoz, P.E., CFM
FEES PAID: \$500.00 08/16/2024 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-S25). 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
- Master Plan Approval

Site Development Related

(Section 3.9 of the UDC)

- Vested Rights Verification Letter (Refer to UDC Section 4.2 (3))
- 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/Clearing Permit - Form S23

Miscellaneous Permits

- Appeal of Denial of Sign Permit
- Master/ Common Signage Plan* - Form S24
- Right-of-Way Construction* - Form S25

Building Permits Related

For the following permits, please visit: <http://fairoaksranchtx.org/77/Building-Codes>

Commercial

New/Remodel/Addition

Residential

New Home
Remodels/Additions
Detached Buildings

Others

Fence
Solar Panels
Swimming Pools
Backflow Device/Irrigation System
Signs
Master/ Common Signage Plan
Water Heater or Water Softener
Miscellaneous

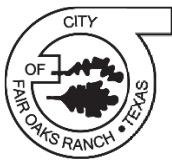
*These types of applications require additional information as listed in the Specific Application Form.

** 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
- A copy of proof of ownership (recorded property deed or current year tax statements)

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



S9 SPECIFIC APPLICATION FORM - CONCEPT PLAN

Section 3.8 (3) of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed and the following items must be submitted for the application to be deemed complete and processed:

- Pre-Application Conference prior to application submittal.
- A completed Universal Application and checklist signed by the owner/s of the property.
- Title report.
- Payment of all other applicable fees (see Schedule of Fees).
- Copy of the legal description (metes and bounds) of the area. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location, boundaries of the proposed development, adjacent subdivisions, and the streets in the vicinity of the site. Indicate scale or not to scale (NTS) and provide north arrow.
- Conceptual plans in conformance with the Unified Development Code (UDC) and Comprehensive Plan showing the following:
 - General topographic conditions, floodplains, watercourses, recharge zones, geological features, protected areas, and any other significant environmental features that may affect the site.
 - General layout of proposed buildings, the forms and densities proposed, cultural and recreational facilities, and amenities, if applicable.
 - Total acreage of the site, areas of residential and non-residential development proposed, the number of acres proposed to be dedicated as community open space, and area of impervious cover.
 - Total number of residential dwelling units of each type proposed, and the approximate gross square footage of each type of non-residential development proposed.
 - General layout of pathways, driveways and streets in the subdivision, and any on-site or off-site traffic improvements proposed.
- Conceptual plan for the provision of water and waste water.
- Conceptual drainage plan.
- Conceptual tree protection plan.
- Phasing plan, if applicable.
- Evidence or proof that all taxes and obligations have been paid for the subject property.

EXHIBIT D

October 17, 2024

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

Dear City Staff,

Re: Letter of Intent for the Corley Tract MLP Development Application

I am writing to submit the Universal Application and Specific Application forms for the Corley Tract MLP, located at 29580 Ralph Fair Road, Boerne, TX, 78015. This project involves the development of approximately 80.69 acres, a mix of single-family and townhome residential, along with some neighborhood commercial. The project is in compliance with the existing zoning designations of Neighborhood Residential, Logistics and Mixed-Use, and no changes to zoning or variances are requested.

The enclosed application package includes the following required attachments:

Requirement	Completed/Addressed	Notes
Pre-Application Conference prior to application submittal.	X	Met with Fair Oaks City Manager and team on September 26, 2024. Have met with the City team subsequently to gather their input and incorporate into the Master Plan
A completed Universal Application and checklist signed by the owner/s of the property.	X	Included
Title report.	X	We have provided a Title Commitment, which is better than a Title Report since it includes more details about the property and easements.
Payment of all other applicable fees (see Schedule of Fees).	X	Payment has been remitted to City of Fair Oaks Ranch.
Copy of the legal description (metes and bounds) of the area. If the property is platted, a copy of the plat should be provided.	X	We have provided a Boundary Survey. We have requested that the legal description be provided at a later date, once we finalize the shape of the property based on city input. Since this 80.69 acre tract is out of a larger 160 acre tract, we wanted to maintain flexibility based on city's comments.

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Location/vicinity map showing the location, boundaries of the proposed development, adjacent subdivisions, and the streets in the vicinity of the site. Indicate scale or not to scale (NTS) and provide north arrow.	X	Included
Conceptual plans in conformance with the Unified Development Code (UDC) and Comprehensive Plan showing the following:	X	Proposed Master Land Plan included
General topographic conditions, floodplains, watercourses, recharge zones, geological features, protected areas, and any other significant environmental features that may affect the site.	X	Included
General layout of proposed buildings, the forms and densities proposed, cultural and recreational facilities, and amenities, if applicable.	X	Included
Total acreage of the site, areas of residential and non-residential development proposed, the number of acres proposed to be dedicated as community open space, and area of impervious cover.	X	Included
Total number of residential dwelling units of each type proposed, and the approximate gross square footage of each type of nonresidential development proposed.	X	Included
General layout of pathways, driveways, and streets in the subdivision, and any on-site or off-site traffic improvements proposed.	X	Included
Conceptual plan for the provision of water and wastewater.	X	Tie-ins are included in the Master Land Plan based on feedback from the City Engineer.
Conceptual drainage plan.	X	As per the letter included, a detailed analysis and modeling will be completed as per the UDC prior to submittal of the first phase of this project.
Conceptual tree protection plan.	X	At the master plan stage, we have left areas with large canopies or family of Oaks aside for open space. As per the letter included, a

EXHIBIT D

		detailed analysis and modeling will be completed as per the UDC prior to submittal of the first phase of this project.
Phasing plan, if applicable.	X	Phasing Information included in proposed Master Land Plan.
Evidence or proof that all taxes and obligations have been paid for the subject property	X	Included

We look forward to working with the City of Fair Oaks Ranch to move forward with the necessary approvals. Should you have any questions or require further documentation, please feel free to contact me directly via email at rpuri@athenadomain.com or lmerrit@athenadomain.com or by via phone at 210 698-3004.

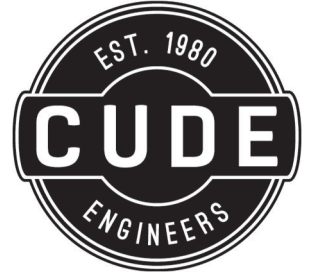
Thank you for your consideration.

Sincerely,

Rajeev Puri
Manager

AD Acquisitions, LLC

EXHIBIT D



August 14, 2024

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

Project: Corley Tract Master Land Plan
29580 Ralph Fair Road
Boerne, TX 78015

To whom it may concern,

Per section 3.8 (3) of the Unified Development Code for the City of Fair Oaks Ranch, Specific Application Form S9 for a Concept Plan requires submittal of a conceptual drainage plan. A detailed analysis and modeling will be completed prior to submittal of the first phase of this project. The analysis will be completed in accordance with the City of Fair Oaks Ranch stormwater management plan criteria and will determine any mitigation, if required, to create no adverse impact to properties downstream.

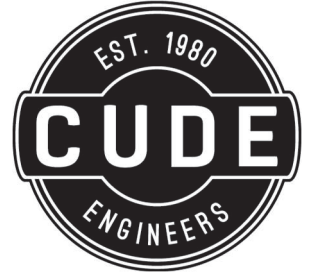
If you have any questions or desire any additional information, please call me at 210-681-2951. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "Andrew Lowry".

Andrew Lowry, P.E.
Vice President

EXHIBIT D



August 14, 2024

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

Project: Corley Tract Master Land Plan
29580 Ralph Fair Road
Boerne, TX 78015

To whom it may concern,

Per section 3.8 (3) of the Unified Development Code for the City of Fair Oaks Ranch, Specific Application Form S9 for a Concept Plan requires submittal of a conceptual tree protection plan. A detailed tree protection plan following section 8.8 (5) for a tree plan and section 8.8 (6) for a Heritage plan will be provided during the submittal of the first phase of this project.

If you have any questions or desire any additional information, please call me at 210-681-2951. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "Andrew Lowry".

Andrew Lowry, P.E.
Vice President