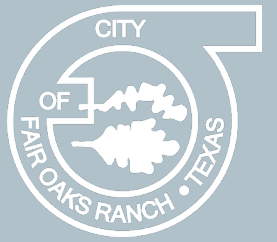
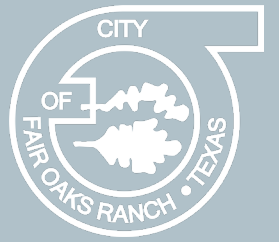


Water CCN Incorporation For 29580 Ralph Fair Rd.



October 17, 2024

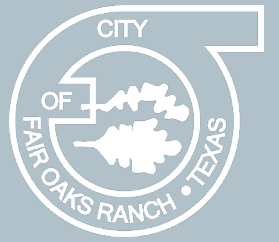
Grant Watanabe, P.E., CFM
Director of Public Works



Project Overview

- Location: 29580 Ralph Fair Road (Corley Tract)
- Size: 80.69 acres (part of 160-acre parcel)
- Current Zoning:
 - Neighborhood Residential
 - Mixed Use Village
 - Logistics
- Reason for Request: The 80.69 acre parcel is not within any entity's Certificate of Convenience and Necessity (CCN). The applicant has requested incorporation into the City's CCN.

Public Utility Commission Map

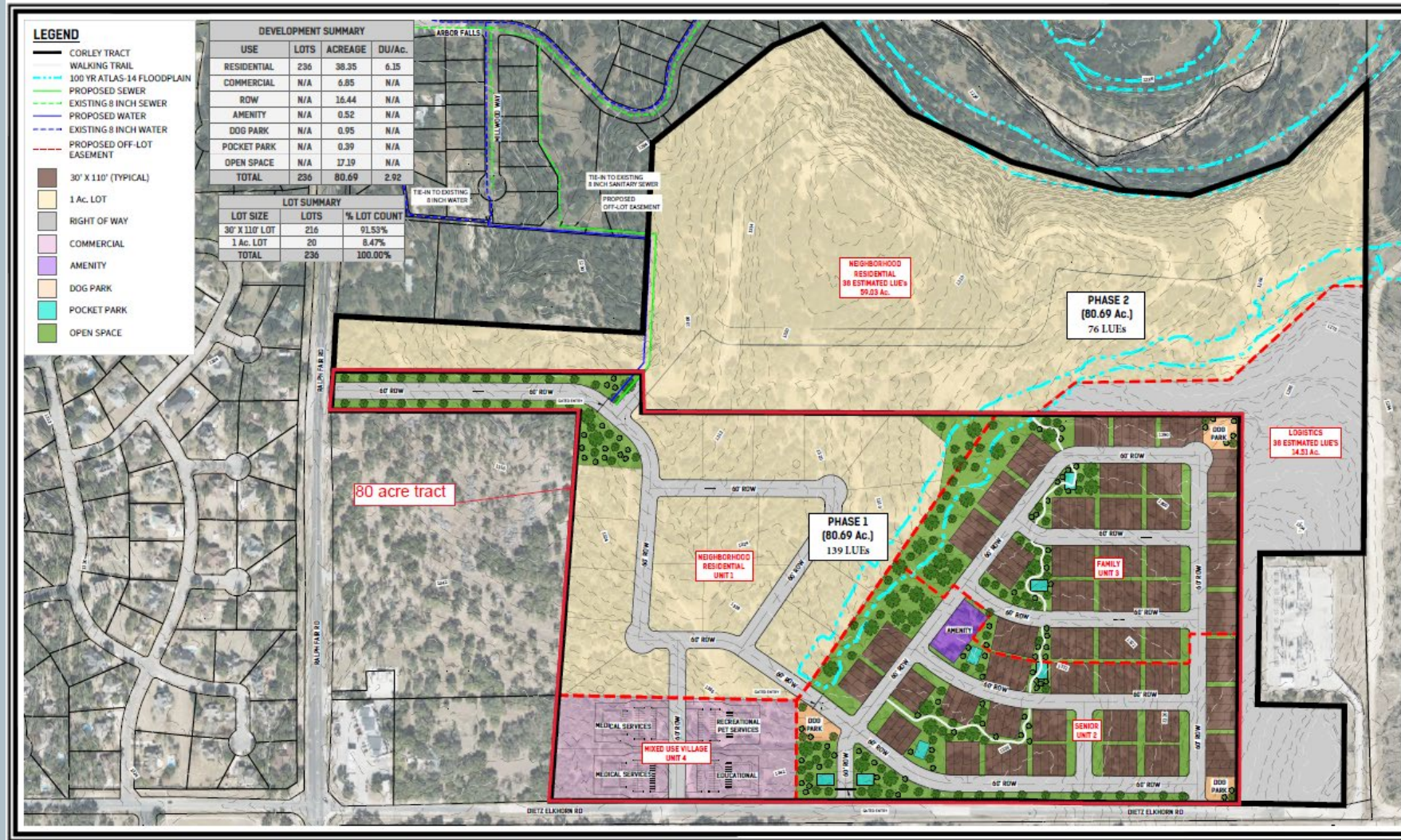
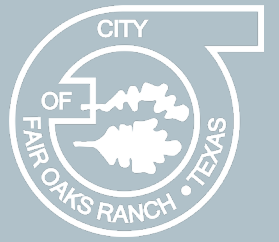


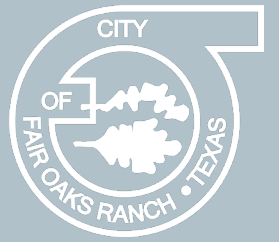
The screenshot shows the "Public Utility Commission of Texas Water and Sewer CCN Viewer" interface. At the top, there is a search bar with the text "Find address, CCN number, county, or Leg. district". The main map area displays several colored regions representing different service areas. A large cyan-colored region is labeled "11246" and "Fair Oaks Ranch". Other regions are labeled "20877", "11923", and "13189". A blue arrow points to a small orange-outlined parcel within the cyan region, with a text box below it stating "Subject 80-acre tract part of the 160-acre parcel".

Certificated Service Area (Water)

CCN NO.	11246
UTILITY	CITY OF FAIR OAKS RANCH
DBA	
CCN TYPE	Bounded Service Area
STATUS	Commission Approved

Master Development Plan



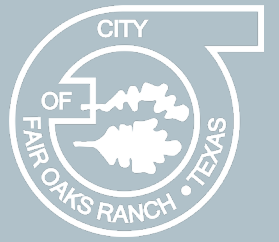


Water Supply Requirements

- Calculations based on the following:
 - Proposed Uses
 - Estimated LUEs for each use
 - UDC Section 9.6 guidance of 1.5 acre-feet per connection
 - Historical consumption of 0.5 acre-feet per residential connection

Phase 1

Use	Units	LUEs	Acre-Feet (1.5 AF/LUE)	Acre-Feet (0.5 AF/LUE)
Neighborhood Residential	20+1	21	31.5	10.5
Mixed Use Village	4	8	12	4
Logistics (Townhomes)	216+2	110	165	55
Total		139	208.5	69.5

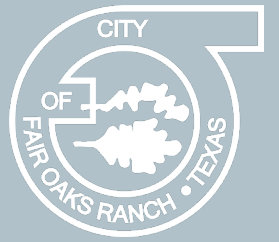


Water Supply Requirements cont.

- Development aligns with planned number of connections in the City's Water, Wastewater and Reuse Master Plan
 - Similar uses assumed for Phase 2 (not part of Master Development Plan)
 - Estimated LUEs for each use
 - Total LUEs between Phase 1 (139) and Phase 2 (76) is 215

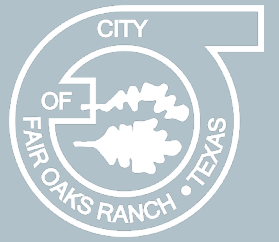
Phase 2

Use	Units	LUEs	Acre-Feet (1.5 AF/LUE)	Acre-Feet (0.5 AF/LUE)
Neighborhood Residential	37+1	38	57	19
Logistics (Townhomes)	74+1	38	57	19
Total		76	114	38



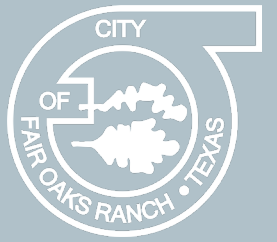
Staff Analysis

- 2019 Water, Wastewater, and Reuse Master Plan:
 - Allocates 215 connections (LUEs) for 160-acre tract
- Master Development Plan shows 139 LUEs for 80-acre parcel
- Water Supply Requirement:
 - At 1.5 acre-feet per LUE = 208.5 acre-feet/year (conservative est.)
 - At 0.5 acre-feet per LUE = 69.5 acre-feet/year (realistic est.)
- GBRA Water Supply Contract:
 - Total Reserved: 1,850 acre-feet
 - Current Delivery: 1,344 acre-feet
 - Remaining Reserve is adequate for existing commitments, proposed Corley Tract development and other future developments



Staff Analysis Continued

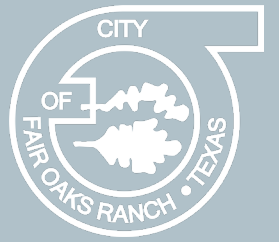
- Water System Modeling Update:
 - Analysis being conducted by Freese and Nichols
 - Report expected in mid-October
 - Any necessary infrastructure upgrades to be addressed in future Water Supply Agreement with developer



Staff Recommendation

Staff recommends approval of the requested Water CCN extension based on anticipated consumption and available water supply, contingent on approval of the developer's Master Development Plan.

The Master Development Plan will be considered at a future meeting.



Next Steps

- Planning and Zoning Commission to consider the Master Development Plan on November 14.
- City Council to consider the Master Development Plan on December 5.
- City and Developer enter into Water Supply Agreement to memorialize number of LUEs, acre-feet of water reserved, related fees and any contribution towards infrastructure improvements.
- Staff submits CCN amendment application to the Public Utility Commission.