

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:
Is property platted? [X] No [ ] Yes Subdivision name: Corley Tract No. of Lots: 304
Recordation #: Parcel(s) Tax ID#:
Existing Use: Single Family Residential, Multifamily Residential Proposed Use: Same as existing use
Current Zoning: Neighborhood Residential, Mixed Use Village Proposed Zoning: Same as current zoning
Occupancy Type: Sq. Ft.: Bed #: Bath #: Car Garage #:
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: 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:
Address: 6002 Camp Bullis Suite #201 City/State/ZIP: San Antonio, TX 78255
Phone: 210-202-7033 E-mail:

Signature: d77bfd29-1287-4a64-958d-1bac2afa8a98 Digitally signed by d77bfd29-1287-4a64-958d-1bac2afa8a98 Date: 2024.08.16 09:34:24 -05'00' 8/16/2024

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: 08/30/2024 BY: Lee Muñiz
FEES PAID: 08/15/2024 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

**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#) <sup>1</sup>. (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)

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

Century Oaks Land, LLC  
August 15, 2023

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

Subject: Authorization to Submit Master Plan Application on  
Behalf of Century Oaks Land, LLC

To Whom It May Concern,


This letter serves as formal authorization for AD Acquisitions, LLC to submit an application for annexation of about 80 acres out of the Corley tract under contract for water and waste water to the City of Fair Oaks Ranch on behalf of Century Oaks Land, LLC.

AD Acquisitions, LLC is authorized to act in all matters related to such annexation and finalization of a Master Plan Application, including but not limited to, communications with the City, submission of necessary documents, and any other actions required for the processing of the application.

If you have any questions, please do not hesitate to reach out to me at [tcorley@rapidias.com](mailto:tcorley@rapidias.com).

Thank you for your cooperation.

Sincerely,



Tim Corley

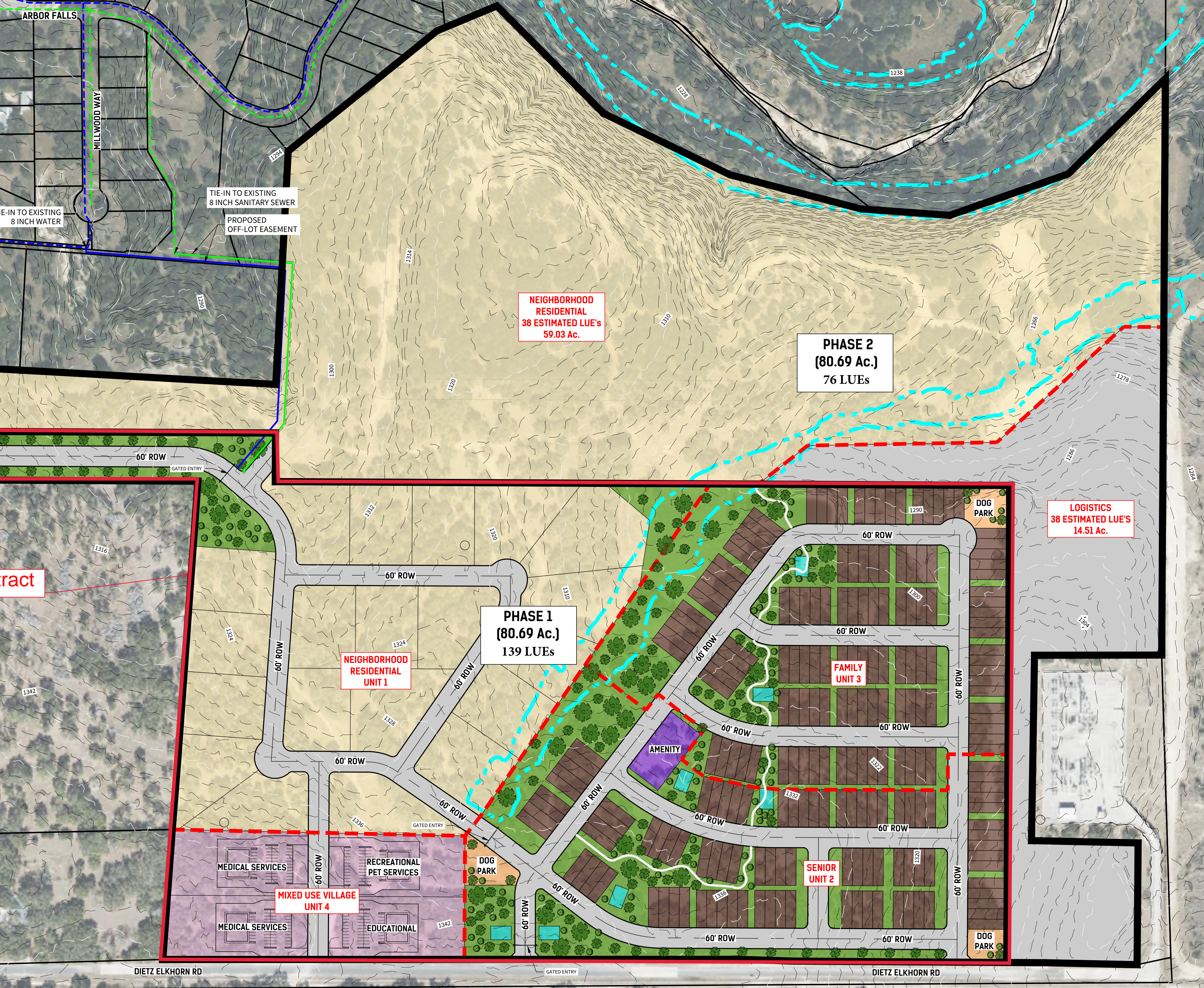
Manager/Member,  
Century Oaks Land, LLC

**LEGEND**

- CORLEY TRACT
- WALKING TRAIL
- 100 YR ATLAS-14 FLOODPLAIN
- PROPOSED SEWER
- EXISTING 8 INCH SEWER
- PROPOSED WATER
- EXISTING 8 INCH WATER
- PROPOSED OFF-LOT EASEMENT
- 30' X 110' (TYPICAL)
- 1 Ac. LOT
- RIGHT OF WAY
- COMMERCIAL
- AMENITY
- DOG PARK
- POCKET PARK
- OPEN SPACE

DEVELOPMENT SUMMARY			
USE	LOTS	ACREAGE	DU/AC.
RESIDENTIAL	236	38.35	6.15
COMMERCIAL	N/A	6.85	N/A
ROW	N/A	16.44	N/A
AMENITY	N/A	0.52	N/A
DOG PARK	N/A	0.95	N/A
POCKET PARK	N/A	0.39	N/A
OPEN SPACE	N/A	17.19	N/A
<b>TOTAL</b>	<b>236</b>	<b>80.69</b>	<b>2.92</b>

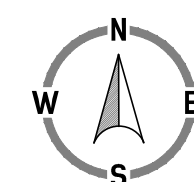
LOT SUMMARY		
LOT SIZE	LOTS	% LOT COUNT
30' X 110' LOT	216	91.53%
1 Ac. LOT	20	8.47%
<b>TOTAL</b>	<b>236</b>	<b>100.00%</b>



# CORLEY TRACT / MASTER LAND PLAN - 215 LUEs

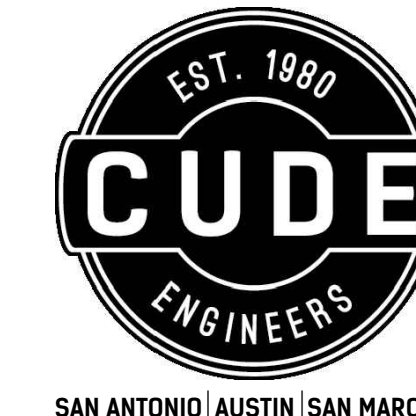
FAIR OAKS, TEXAS

SEPTEMBER 2024



SCALE: 1"=150'  
150 75 0 150

CUDE ENGINEERS  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TEXAS 78231  
P:(210) 681.2951 F:(210) 523.7112



C:\Users\vrchaire\OneDrive - Cude Engineers\C\Shared Drive\Corley Tract (Dietz Elkhorn)\Exhibits\Corley Tract M.L.P. - City of Fair Oaks Ranch.dwg 2024/10/01 4:54pm vrchaire

**Corley Tract Phase 1**

Zoning	Acreage
Mixed Use Village	7.36
Neighborhood Residential	31.31
Logistics	42.02
<b>Totals:</b>	<b>80.69</b>

**Corley Tract Phase 2**

Zoning	Acreage
Neighborhood Residential	59.03
Logistics	14.51
<b>Totals:</b>	<b>73.54</b>

**Total Phase 1 and 2:**

**City LUEs allocated**

**Additional LUEs requested**

Revised Density (Based on Meeting on September 26, 2024)			Units
LUEs	Density		
8	1.09		4
21	0.67	20 + 1 Irrigation	
110	2.62	216 + 2 Irrigation	
<b>139</b>	<b>1.72</b>		
<b>215</b>			
<b>215</b>			
<b>0</b>			

Notes:

1. LUEs based on SAWS EDU Calculation Sheet. Logistics townhome LUEs calculated at 0.5 LUE/connection.