



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, August 14, 2025 at 6:30 PM

Public Safety Training Room, Police Station, 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 in the foyer of the Public Safety Training Room. 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 June 12, 2025, Planning and Zoning Commission Regular Meeting Minutes

Christina Picioccio, TRMC, City Secretary

PUBLIC HEARING

5. Conduct a Public Hearing on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west
 - A. The Planning & Zoning Chairperson opens the public hearing
 - B. Staff presentation of the FLUM request
 - C. Applicant presentation of the FLUM request
 - D. The Planning & Zoning Commission receives public testimony
 - E. The Planning & Zoning Chairperson closes the public hearing

Jessica Relucio, ENV SP, City Planner

CONSIDERATION / DISCUSSION ITEMS

6. Consideration and possible action regarding a recommendation to City Council on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west

Jessica Relucio, ENV SP, City Planner

PUBLIC HEARING

7. Conduct a Public Hearing on a zoning application submitted by Brown & McDonald, PLLC on behalf of the property owner, BMRK Boerne Ranch LLC, to designate approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west, as Neighborhood Residential (NR)

- A. The Planning & Zoning Chairperson opens the public hearing
- B. Staff presentation of the Zoning request
- C. Applicant presentation of the Zoning request
- D. The Planning & Zoning Commission receives public testimony
- E. The Planning & Zoning Chairperson closes the public hearing

Jessica Relucio, ENV SP, City Planner

CONSIDERATION / DISCUSSION ITEMS

8. Consideration and possible action regarding a recommendation to City Council on a proposed zoning application submitted by Brown & McDonald, PLLC, on behalf of the property owner, BMRK Boerne Ranch LLC, to designate approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the South and west, as Neighborhood Residential (NR)

Jessica Relucio, ENV SP, City Planner

WORKSHOP

9. Unified Development Code Policy Amendments

Jessica Relucio, ENV SP, City Planner

ADJOURNMENT

Signature of Agenda Approval: s/Jim Williams

Jim Williams, Assistant City Manager

I, Amanda Valdez, TRMC, Deputy 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, August 11, 2025 and remained so posted continuously for at least 72 hours before said meeting was convened. A quorum of City Council and various boards, committees, and commissions may attend the Planning & Zoning Commission meeting.

<p>The Fair Oaks Ranch Police Station is wheelchair accessible at the front main 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.</p>
