



**CITY OF FAIR OAKS RANCH**  
**CITY COUNCIL REGULAR MEETING**

Thursday, June 06, 2024 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

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## **AGENDA**

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### **OPEN MEETING**

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

### **CITIZENS and GUEST FORUM**

*To address the Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council 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.
4. Honorary Mayor of the Day - Charlie Cox.

Gregory C. Maxton, Mayor

### **CONSENT AGENDA**

*All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council Member by making such request prior to a motion and vote.*

5. Approval of the May 15, 2024 Special City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

6. Approval of the May 16, 2024 Regular City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

7. Approval of the second reading of an ordinance establishing stop signs at various intersections within the corporate limits of the City; authorizing the codification of street stop and yield signs in Chapter 12; Section 12.01 of the City's Code of Ordinances; prescribing for a penalty of not less than \$25 nor more than \$500; providing for an effective date; and providing for the publication of the caption hereof.

Tim Moring, Chief of Police

8. Approval and possible action approving the first reading of an ordinance amending the budget of the City of Fair Oaks Ranch for FY 2023-24 to fund \$10,000 toward the Oak Wilt Program.

Kelsey Delgado, Environmental Program Manager

9. Approval of Council Member Muenchow's absence from the May 16, 2024 Regular City Council meeting.

Chesley Muenchow, Council Member Place 6

### **PUBLIC HEARINGS**

10. The City of Fair Oaks Ranch City Council will conduct a public hearing to receive public testimony on a proposed amendment to the Comprehensive Plan (CPA No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.
- a. Mayor opens the public hearing
  - b. Staff presentation of the FLUM Amendment request
  - c. Applicant presentation of the FLUM Amendment request
  - d. City Council receives public testimony for/against the proposed FLUM Amendment request
  - e. Mayor closes public comments
  - f. City Council discusses the request, inclusive of questions to the applicant and staff
  - g. Public hearing is adjourned with no formal action

Lee Muñiz, P.E., CFM, Manager of Engineering Services

11. The City of Fair Oaks Ranch City Council will conduct a public hearing to receive public testimony on a rezoning application (ZC 2024-01) submitted by applicant Sitterle Homes on behalf of the owner of Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.
- a. Mayor opens the public hearing
  - b. Staff presentation of the proposed zone change application
  - c. Applicant presentation of the proposed zone change application
  - d. City Council receives public testimony for/against the proposed zone change application
  - e. Mayor closes public comments
  - f. City Council discusses the request, inclusive of questions to the applicant and staff
  - g. Public hearing is adjourned with no formal action

Lee Muñiz, P.E., CFM, Manager of Engineering Services

### **CONSIDERATION/DISCUSSION ITEMS**

12. Consideration and possible action approving the first reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas amending the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR)

for approximately 149 acres generally located along the north side of Ralph Fair Road and Honeycomb Rock generally known as Oak Bend Estates.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

13. Consideration and possible action approving the first reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas amending the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located along the north side of Ralph Fair Road and Honeycomb Rock generally known as Oak Bend Estates.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

14. Consideration and possible action approving a resolution authorizing the City Manager to sign a Participation Agreement with the Alamo Regional Security Operations Center.

Brian LeJeune, IT Manager

## WORKSHOP

15. Standards of Cover and Utilization Analysis for Fire & EMS services.

Tim Moring, Chief of Police

Joe Pozzo, Senior Manager for Fire and EMS, Center for Public Safety Management

16. FY 2024-25 General Fund Department Budget Workshop - Public Works and Public Safety.

Summer Fleming, Director of Finance

Grant Watanabe, P.E., Director of Public Works & Engineering Services

Tim Moring, Chief of Police

## REQUESTS AND ANNOUNCEMENTS

17. Announcements and reports by Mayor and Council Members.

18. Announcements by the City Manager.

19. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

## CONVENE INTO EXECUTIVE SESSION

*Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:*

**Sec. 551.071 (Consultation with Attorney)** the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

20. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.

21. Discussion related to possible terms and conditions necessary to resolve disputes that have been the subject of ongoing litigation with the development commonly known as Boerne Ranch Estates, LLC, aka Fair Oaks Meadows.

**Sec. 551.072 (Deliberation regarding real property)**

22. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

**RECONVENE INTO OPEN SESSION**

*Discussion and possible action on items discussed in Executive Session.*

**ADJOURNMENT**

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**Signature of Agenda Approval:** s/Gregory C. Maxton

Gregory C. Maxton, Mayor

I, Christina Picioccio, TRMC, 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](http://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, June 3, 2024 and remained so posted continuously for at least 72 hours before said meeting was convened. A quorum of various boards, committees, and commissions may attend the City Council meeting.

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. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).