



CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, August 21, 2025 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>

AGENDA

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

PRESENTATIONS

4. Building and Code Staff Appreciation Day Proclamation

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 August 7, 2025 Regular City Council meeting minutes

Amanda Valdez, TRMC, Deputy City Secretary

6. Approval of a resolution approving the Fair Oaks Ranch Municipal Development District Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026

Mike Lovelace, CPA, CMA, CISA, Fair Oaks Ranch MDD Treasurer

PUBLIC HEARINGS

7. 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. Mayor opens the public hearing
- B. Report from the Administration

- C. City Council receives public testimony for/against the proposed change to the Comprehensive Plan
- D. Mayor closes the public hearing
- E. City Council may discuss the proposed amendment to the Comprehensive Plan

Jessica Relucio, ENV SP, City Planner

8. Public Hearing on a zoning application submitted by Brown & McDonald, PLLC on behalf of the property owner, BRMK 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. Mayor opens the public hearing
- B. Report from the Administration
- C. City Council receives public testimony for/against the proposed zoning designation change
- D. Mayor closes the public hearing
- E. City Council may discuss the proposed zoning designation change

Jessica Relucio, ENV SP, City Planner

CONSIDERATION/DISCUSSION ITEMS

9. Consideration and possible action approving the first reading of an ordinance amending 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

10. Consideration and possible action approving the first reading of an ordinance designating the zoning district 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 as Neighborhood Residential (NR)

Jessica Relucio, ENV SP, City Planner

PUBLIC HEARINGS

11. Public Hearing on the extension of the Fair Oaks Ranch city limits by annexation of a 2.923 acre tract of land located at 329 Ammann Road, Kendall County, Texas
- A. The Mayor opens the public hearing
 - B. Presentation by Staff
 - C. City Council receives public testimony for/against the proposed annexation of a 2.923 acre tract of land located at 329 Ammann Road, Kendall County, Texas

- D. The Mayor closes the public hearing
- E. The City Council may discuss the proposed annexation of a 2.923 acre tract of land located at 329 Ammann Road, Kendall County, Texas

Jessica Relucio, ENV SP, City Planner

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 providing for the extension of the Fair Oaks Ranch city limits by the annexation of a +/- 2.923-acre tract of land located at 329 Ammann Road, Kendall County, Texas; and providing for an effective date

Jessica Relucio, ENV SP, City Planner

WORKSHOP

- 13. Ammann Road Reconstruction Project Update and Review of Low Water Crossing (LWC) Options

Kelsey Delgado, CISEC, Project Manager
Luba Esquivel, P.E., STV Inc

- 14. Drainage infrastructure overview and Drainage Lead FTE request

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

REQUESTS AND ANNOUNCEMENTS

- 15. Announcements and reports by Mayor and Council Members
- 16. Announcements by the City Manager
- 17. 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:

- 18. Discussion on legal requirements necessary to contract for Fire and Emergency Medical Services

Sec. 551.074 (Personnel Matters)

19. To perform the annual evaluation of the City Manager

RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session.

ADJOURNMENT

Signature of Agenda Approval: s/Scott M. Huizenga

Scott M. Huizenga, City Manager

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, 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 18, 2025 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).