

CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, October 09, 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 September 11, 2025 Planning and Zoning Commission Regular Meeting Minutes

Christina Picioccio, TRMC, City Secretary

PUBLIC HEARINGS

5. Conduct a Public Hearing on a proposed amendment to the Comprehensive Plan to designate the land use classification as Community Facilities (CF) for approximately 2.923 acres located at 329 Ammann Road, Kendall County, Texas
 - A. The Planning & Zoning Chairperson opens the public hearing
 - B. Staff presentation of the FLUM request
 - C. The Planning & Zoning Commission receives public testimony
 - D. 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 the City Council on a proposed amendment to the Comprehensive Plan to designate the land use classification as Community Facilities (CF) for approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas

Jessica Relucio, ENV SP, City Planner

PUBLIC HEARINGS

7. Conduct a Public Hearing on a zoning request from the applicant and property owner, City of Fair Oaks Ranch, to designate approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF)
- A. The Planning & Zoning Chairperson opens the public hearing
 - B. Staff presentation of the zoning request
 - C. The Planning & Zoning Commission receives public testimony
 - D. 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 the City Council on a zoning request from the applicant and property owner, City of Fair Oaks Ranch, to designate approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF)
9. Consideration and possible action on the selection of the Planning and Zoning Commission Chairperson and Vice-Chairperson.

Jessica Relucio, ENV SP, City Planner

Christina Picioccio, TRMC, City Secretary

ADJOURNMENT

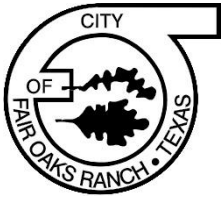
Signature of Agenda Approval: s/Carole Vanzant

Carole Vanzant, Assistant 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 on October 3, 2025 and remained so posted continuously for at least three business days before said meeting was convened. A quorum of City Council and various boards, committees, and commissions may attend the Planning & Zoning Commission 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.



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, September 11, 2025 at 6:30 PM

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Vice-Chairperson David Horwath

Commissioners: Eric Beilstein, Shawna Verrett and Lamberto "Bobby" Balli

Absent: Chairperson Bobbe Barnes and Commissioner Linda Tom

With a quorum present, the meeting was called to order at 6:34 PM.

2. Pledge of Allegiance – The Pledge of Allegiance said in unison.

CITIZENS and GUEST FORUM

3. Citizens to be heard – N/A

CONSENT AGENDA

4. **Approval of the August 14, 2025 Planning and Zoning commission Regular Meeting Minutes**

MOTION: Made by Commissioner Balli, seconded by Commissioner Beilstein to approve the consent agenda.

VOTE: 4 - 0, Motion Passed.

PUBLIC HEARING

5. **The Planning and Zoning Commission of the City of Fair Oaks Ranch, Texas will conduct a public hearing to receive public testimony on proposed amendments to the Unified Development Code**
 - A. **The Planning & Zoning Vice-Chairperson opened the public hearing at 6:33 PM**
 - B. **City Planner Jessica Relucio provided a presentation on the proposed UDC Amendments**
 - C. **The Planning & Zoning Commission did not receive public testimony**
 - D. **The Planning & Zoning Vice-Chairperson closed the public hearing at 6:46**

CONSIDERATION / DISCUSSION ITEMS**6. Consideration and possible action recommending approval of the proposed Unified Development Code amendments**

MOTION: Made by Commissioner Balli, seconded by Vice-Chairperson Horwath to recommend approval of the proposed amendments to the Unified Development Code.

VOTE: 4 - 0, Motion Passed

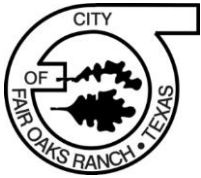
ADJOURNMENT

Vice-Chairperson Horwath adjourned the meeting at 6:50 PM.

Bobbe Barnes, Chairperson

ATEST:

Christina Picioccio, TRMC
City Secretary



PLANNING & ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Conduct a Public Hearing on a proposed amendment to the Comprehensive Plan to designate the land use classification as Community Facilities (CF) for approximately 2.923 acres located at 329 Ammann Road, Kendall County, Texas

DATE: October 9, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

On September 4, 2025, the City Council approved annexation of approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, which extended the city limits. Accordingly, a Future Land Use Map (FLUM) classification must be designated.

The FLUM is part of the City's Comprehensive Plan, which outlines the City's long-term vision, goals, and aspirations regarding community development. The FLUM is a living document intended to evolve and adapt over time in response to changing circumstances. Local Government Code 213 authorizes municipalities to amend the Comprehensive Plan, including the FLUM, to guide long-range development.

As the applicant and property owner, the City proposes to amend the Comprehensive Plan, specifically the FLUM, to designate the land use classification for the subject property as Community Facilities (CF). The CF designation is appropriate for governmental, religious, educational, health care, social service, and special facilities, and aligns with the designation for other City-owned properties. Sites in the CF district are appropriate for direct access to arterial, collector and connector streets and uses within this district are primarily civic and places of worship.

The process of amending the Comprehensive Plan requires both the Planning and Zoning Commission (P&Z) and the City Council to conduct public hearings to receive public testimony regarding the proposed change. Following the FLUM designation, the associating zoning district will be designated in a subsequent agenda item.

CRITERIA FOR REVIEW:

The proposed FLUM designation is consistent with the proposed use. In accordance with Unified Development Code (UDC) Section 1.2, the proposed amendment is consistent with the Comprehensive Plan principles, goals, and objectives related to environmental protection and civic and public spaces:

- Preserve and protect waterways and floodplains
- Preserve and protect surface and ground water resources and hydrologically active areas

- Promote and encourage water conservation practices
- Ensure civic buildings and civic spaces are given prominent sites

For reference, the City Council will consider the following to approve, approve with modifications, or disapprove the proposed amendment, per UDC Section 3.7 (1)(c):

1. Whether the proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City
2. Whether the proposed amendment is consistent with the Future Land Use element of the most recent version of the Comprehensive Plan
3. Whether the proposed amendment is consistent with other goals and objectives of the Comprehensive Plan
4. Unified Development Code Compliance. No requirement of the procedure for Comprehensive Plan or Code amendments may govern if in conflict with specific provisions of this Code or the Comprehensive Plan. Any potential conflict between the proposed amendment(s) and the UDC or other parts of the Comprehensive Plan should be dealt with prior to (or as part of) the adoption of any amendment.
5. Other criteria deemed relevant and important by the City Council in relationship to the proposed amendment in taking final action on the proposed amendment

PUBLIC NOTICES/COMMENTS:

All public hearing notification requirements have been met. A public hearing notice was mailed to property owners within 200 feet of the property and the affected public entities on September 19, the Boerne Star newspaper published the notice on September 21, staff posted the notice to the City's website on September 22, and a sign was placed at the subject property on September 23, 2025.

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

The process to amend the FLUM includes:

- October 9 – The P&Z will hold a public hearing on the zone designation request and make a recommendation to the City Council
- November 6 – The City Council will hold a public hearing on the Future Land Use Map amendment and the Zoning Designation ordinance, and consider and act on the first reading of each ordinance
- November 20 – The City Council will consider and act on the final reading of each ordinance

EXHIBITS:

- A. Land survey
- B. Aerial Map
- C. Future Land Use Map (FLUM) - Existing and Proposed
- D. Notification Map
- E. Property Owner Response Map and Written Responses Received

Donnie Boerner Surveying Company L.P.

20 GEL Ranch Road ♦ Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193963

Field Notes for a 2.923 Acre Tract of Land

Being a 2.923 acre tract out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas, said 2.923 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½” steel found with an orange “RPLS 5207” plastic cap in the west line of Ammann Road for the southeast corner of the herein described tract, the southwest corner of a 0.234 acre right-of-way dedication recorded in Document No. 2024-392205, Official Records, Kendall County, Texas and being in the south line of the above referenced 10.018 acre tract, the north line of a 8.620 acre tract recorded in Volume 1578, Pages 77-80, Official Records, Kendall County, Texas;

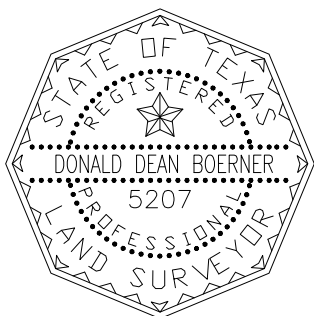
Thence, with the south line of said 10.018 acre tract, the north line of said 8.620 acre tract, North 88 degrees 47 minutes 54 seconds West, a distance of 586.95 feet to a ½” steel rod found for the southwest corner of the herein described tract, the southwest corner of said 10.018 acre tract, the southeast corner of a 10.016 acre tract recorded in Volume 401, Pages 306-308, Official Records, Kendall County, Texas;

Thence, with the west line of said 10.018 acre tract, the east line of said 10.016 acre tract, North 02 degrees 30 minutes 45 seconds West, a distance of 217.45 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for the northwest corner of the herein described tract, said point bears, South 02 degrees 30 minutes 45 seconds East, a distance of 497.94 feet from a ½” steel rod found with an orange “RPLS 5207” plastic cap at the southwest corner of a 0.179 acre right-of-way dedication recorded in Document No. 2024-391923, Official Records, Kendall County, Texas;

Thence, departing the east line of said 10.016 acre tract, severing said 10.018 acre tract, South 88 degrees 47 minutes 54 seconds East, a distance of 586.63 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap in the west line of Ammann Road, same being the west line of the aforementioned 0.234 acre right-of-way dedication for the northeast corner of the herein described tract, said point bears, South 02 degrees 35 minutes 39 seconds East, a distance of 476.81 feet from a ½” steel rod found with an orange “RPLS 5207” plastic cap at the southeast corner of said 0.179 acre right-of-way dedication;

Thence, with the west line of Ammann Road, same being the west line of said 0.234 acre right-of-way dedication, South 02 degrees 35 minutes 39 seconds East, a distance of 217.47 feet to the **Place of Beginning** and containing 2.923 acres of land.

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



Donald Dean Boerner

Registered Professional Land Surveyor No. 5207

AMMANN ROAD

RIGHT-OF-WAY VARIES

F-5207

F-5207

COUNTY OF KENDALL,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
DOCUMENT NO. 2024-391923
OFFICIAL RECORDS
0.179 ACRE RIGHT-OF-WAY DEDICATION

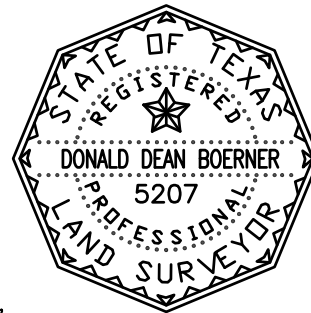
LEGEND:

FIR FOUND 1/2' STEEL ROD
F-5207 FOUND 1/2" STEEL ROD WITH AN
ORANGE "RPLS 5207" PLASTIC CAP
S-5207 SET 1/2" STEEL ROD WITH AN
ORANGE "RPLS 5207" PLASTIC CAP

CITY OF FAIR OAKS RANCH, TEXAS,
A HOME-RULE MUNICIPAL CORPORATION
DOCUMENT NO. 2024-392205
OFFICIAL RECORDS
0.234 ACRE RIGHT-OF-WAY DEDICATION

SCALE: 1" = 100'

CITY OF BOERNE
DOCUMENT NO. 2022-371461
OFFICIAL RECORDS - 10.018 ACRES



JOSEPH A. KAZENAS AND
KATHLEEN A. MORRISSEY
VOLUME 401 PAGES 306-308
OFFICIAL RECORDS - 10.016 ACRES

S-5207

S-5207

2.923 ACRES

WILLIAM D. LUSK
SURVEY NO. 211
ABSTRACT NO. 306

FIR

F-5207

GENERAL NOTES:

1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

PLAT SHOWING: A 2.923 acre tract out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
20 GEL RANCH ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

TRAVIS K. BARBER AND
TALLY BARBER
VOLUME 1578 PAGES 77-80
OFFICIAL RECORDS - 8.620 ACRES

POINT OF
BEGINNING

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

FIRM NO. 10193963

DATE 01-07-2025

JOB NO: 22-

Elevated Storage Tank

329 Ammann Road
Kendall County, Tx

Legend

-  Fair_Oaks_Roads
-  Subject Property
-  City ETJ and Limits

October 2025



400

 US Feet

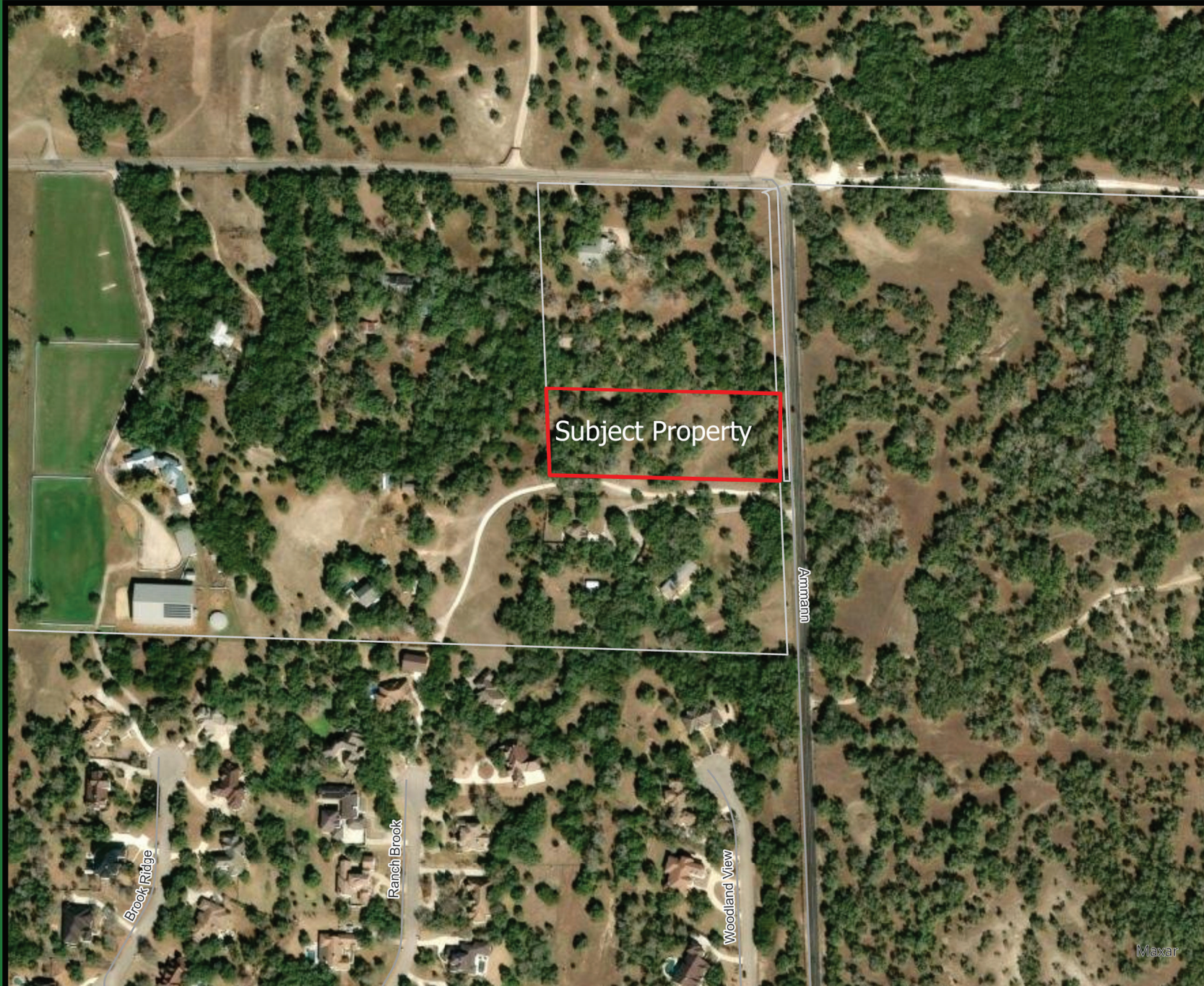


EXHIBIT C

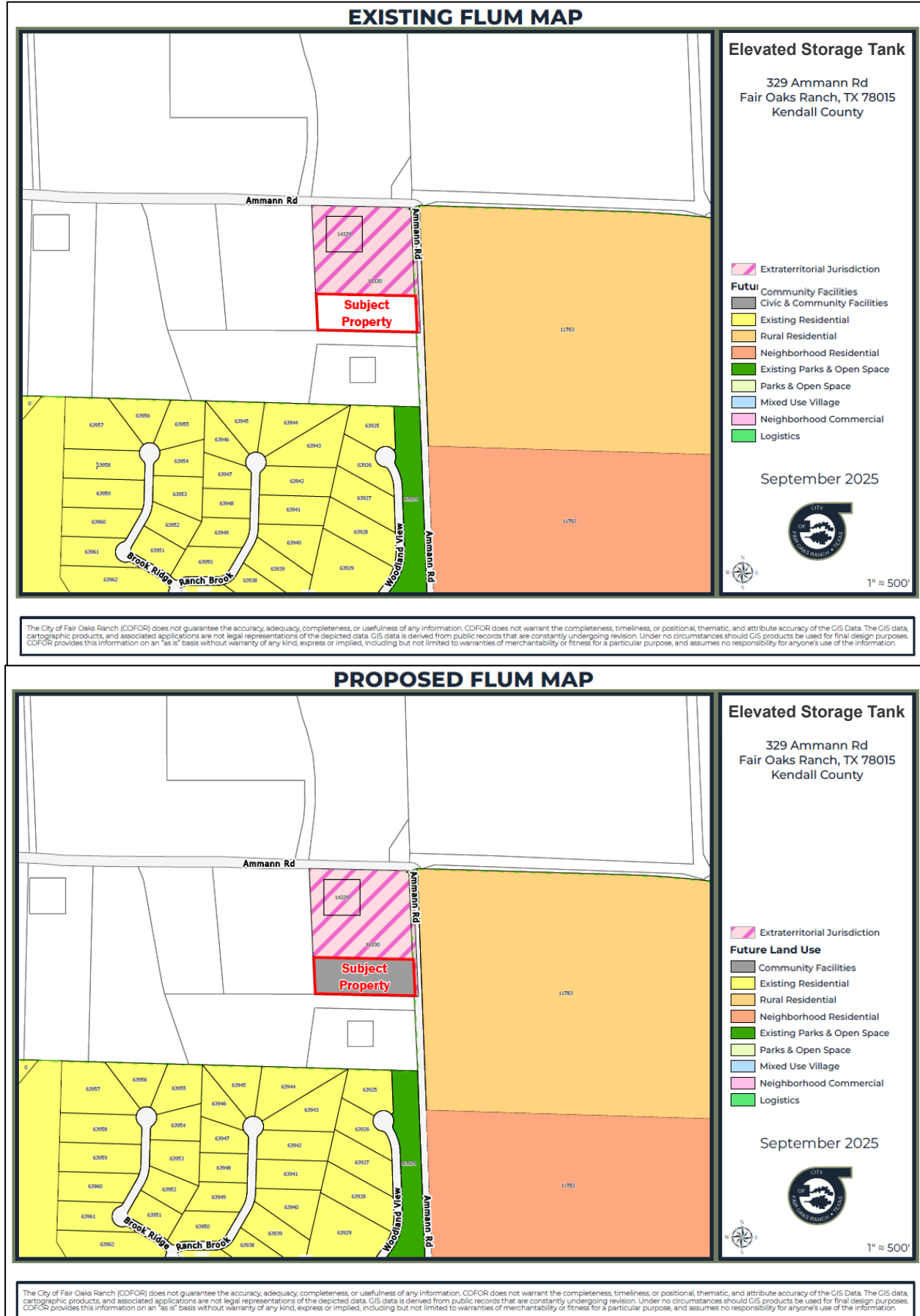
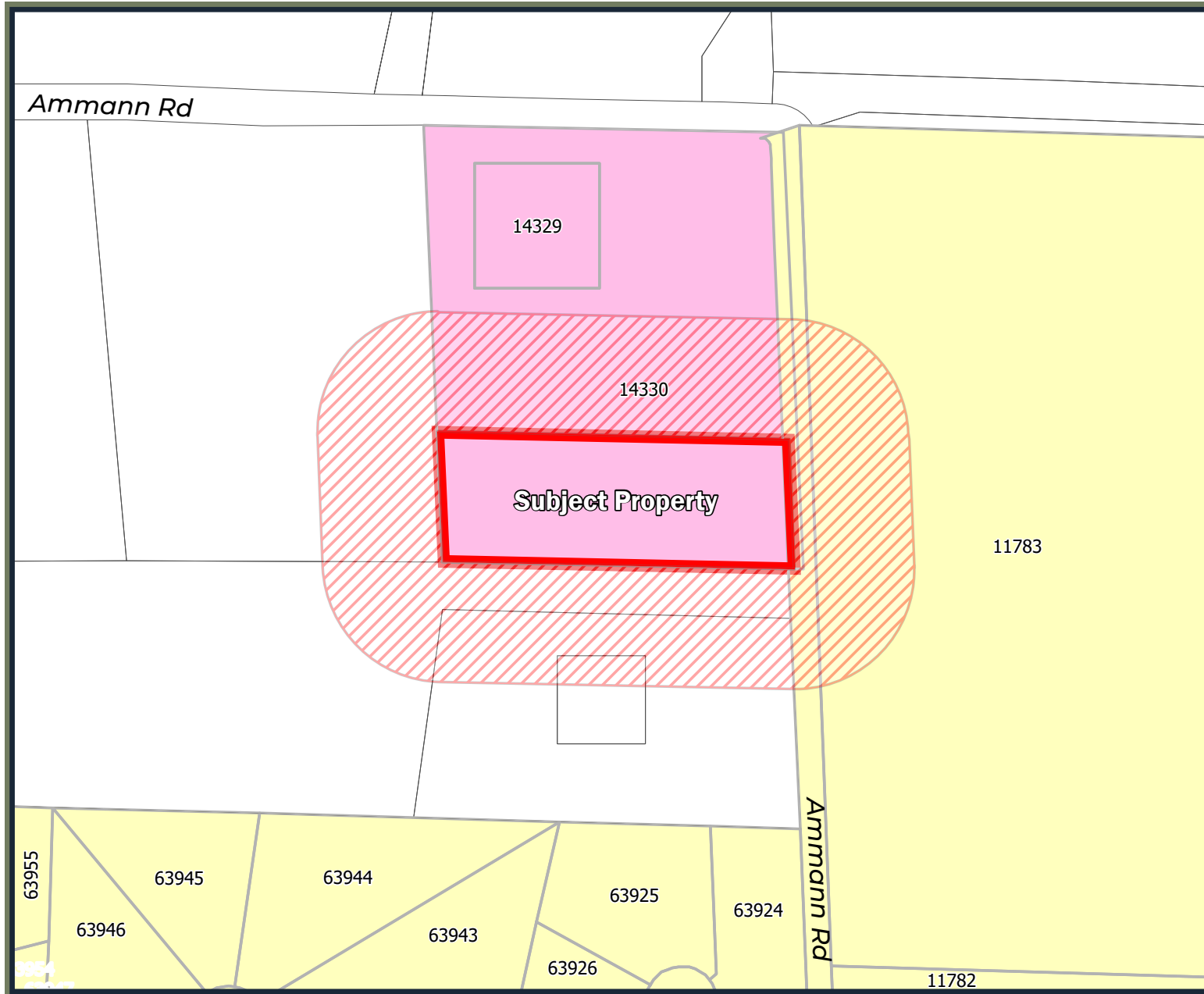


EXHIBIT D NOTIFICATION MAP

Item #5.



Elevated Storage Tank

Ammann Rd
Fair Oaks Ranch, TX 78015
Kendall County

-  200' Notification Area
-  City Limits
-  ETJ

July 2025



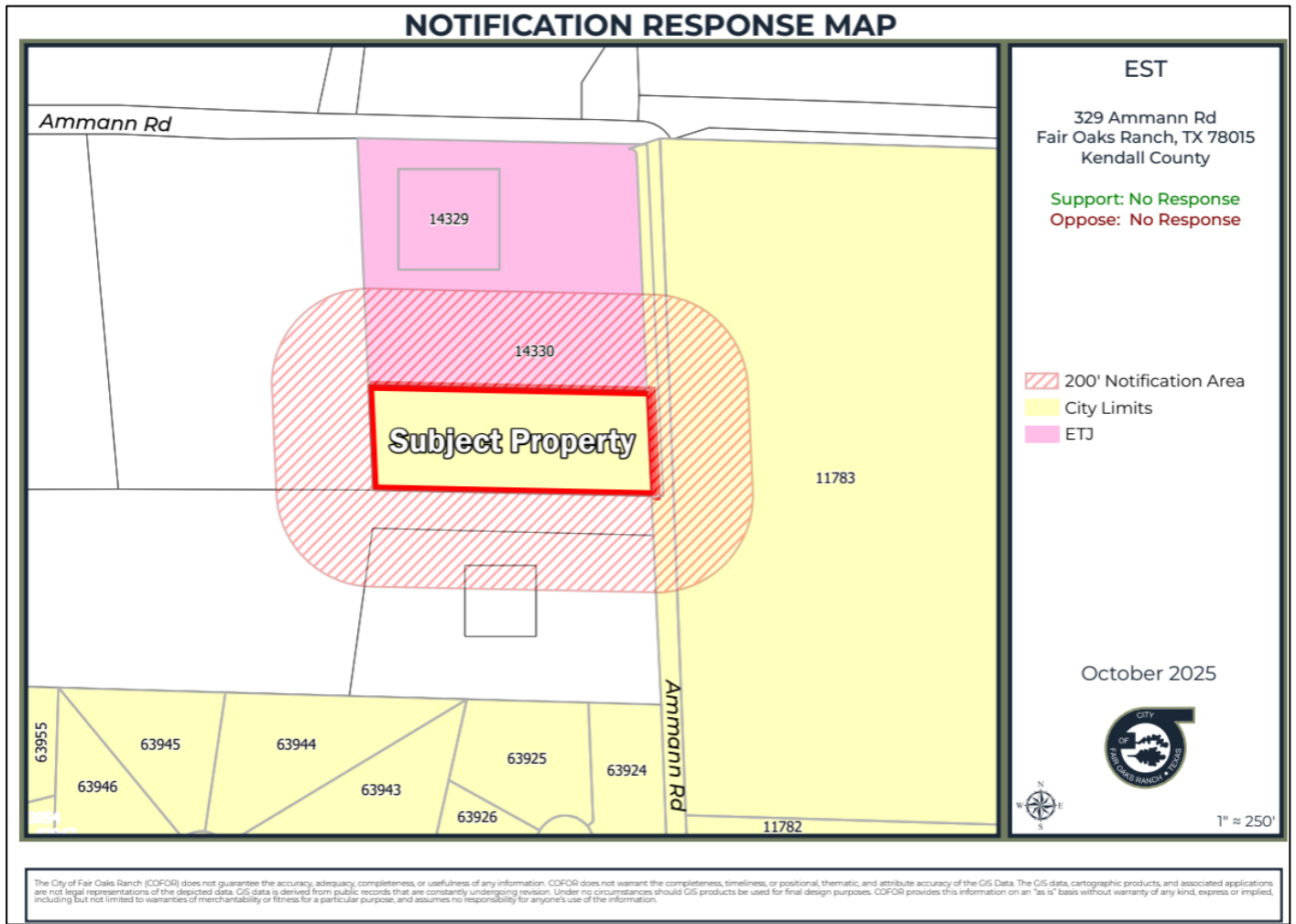
1" ≈ 3,000'

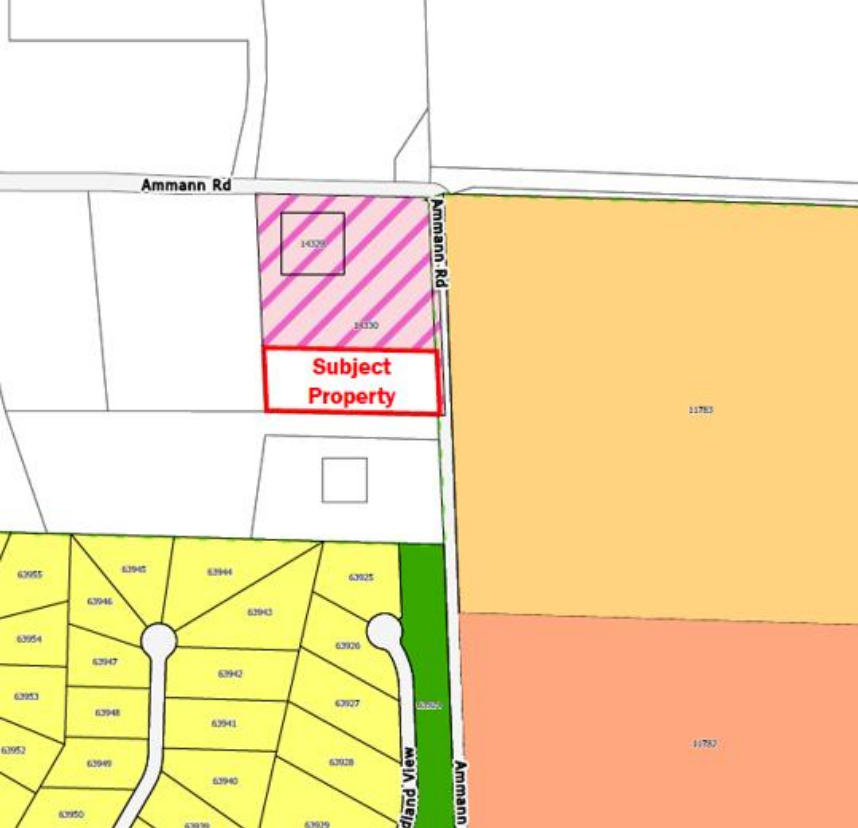
The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

EXHIBIT E

No public comments or responses were received as of September 30, 2025, the last available date to provide a copy in the Planning and Zoning Commission meeting agenda for October 9, 2025.

EXHIBIT E





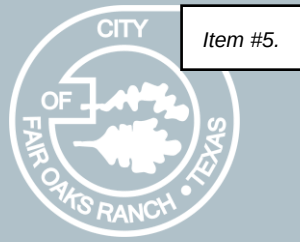
Planning and Zoning Public Hearing

City Initiated

FLUM Amendment for 2.923 acre parcel

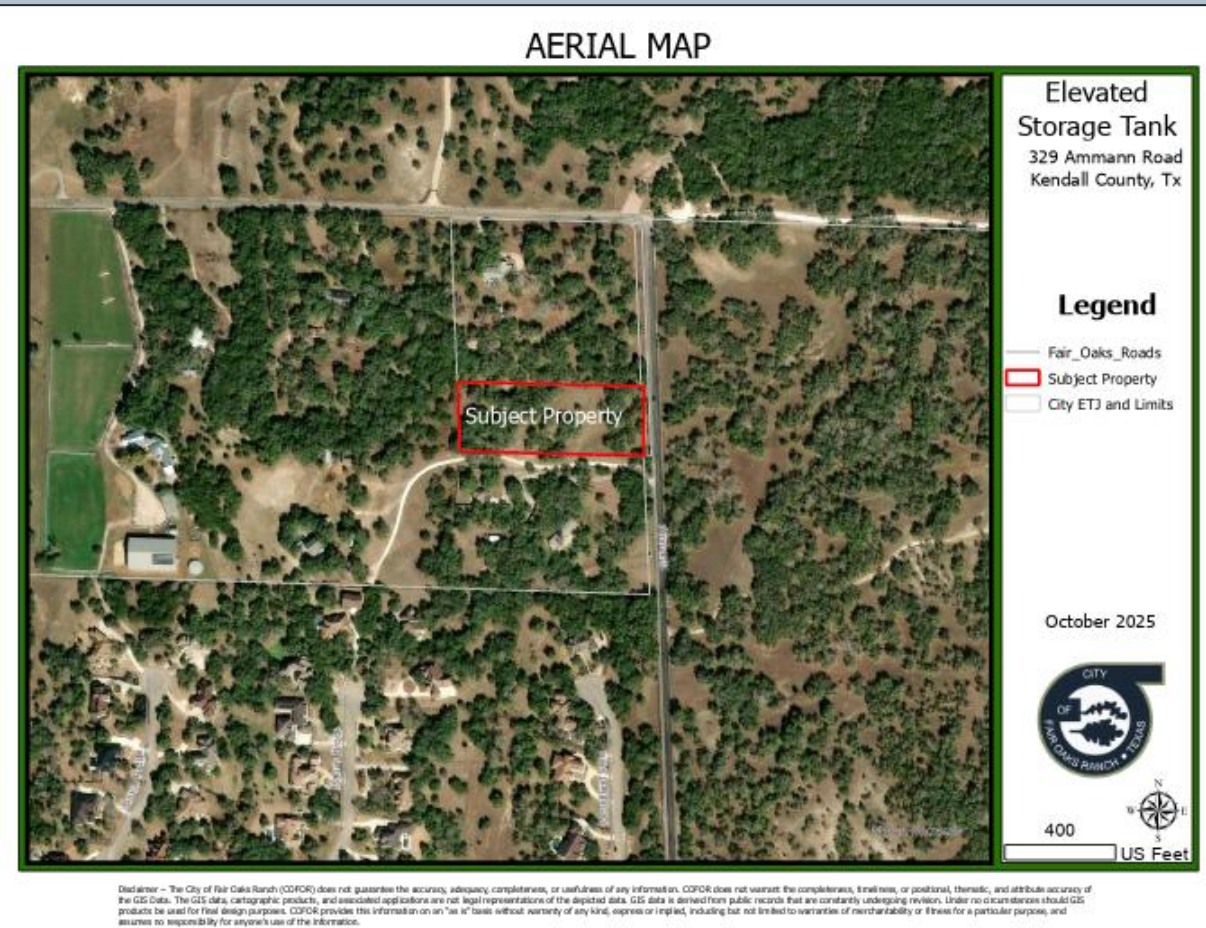
October 9, 2025

CPA# 2025-02



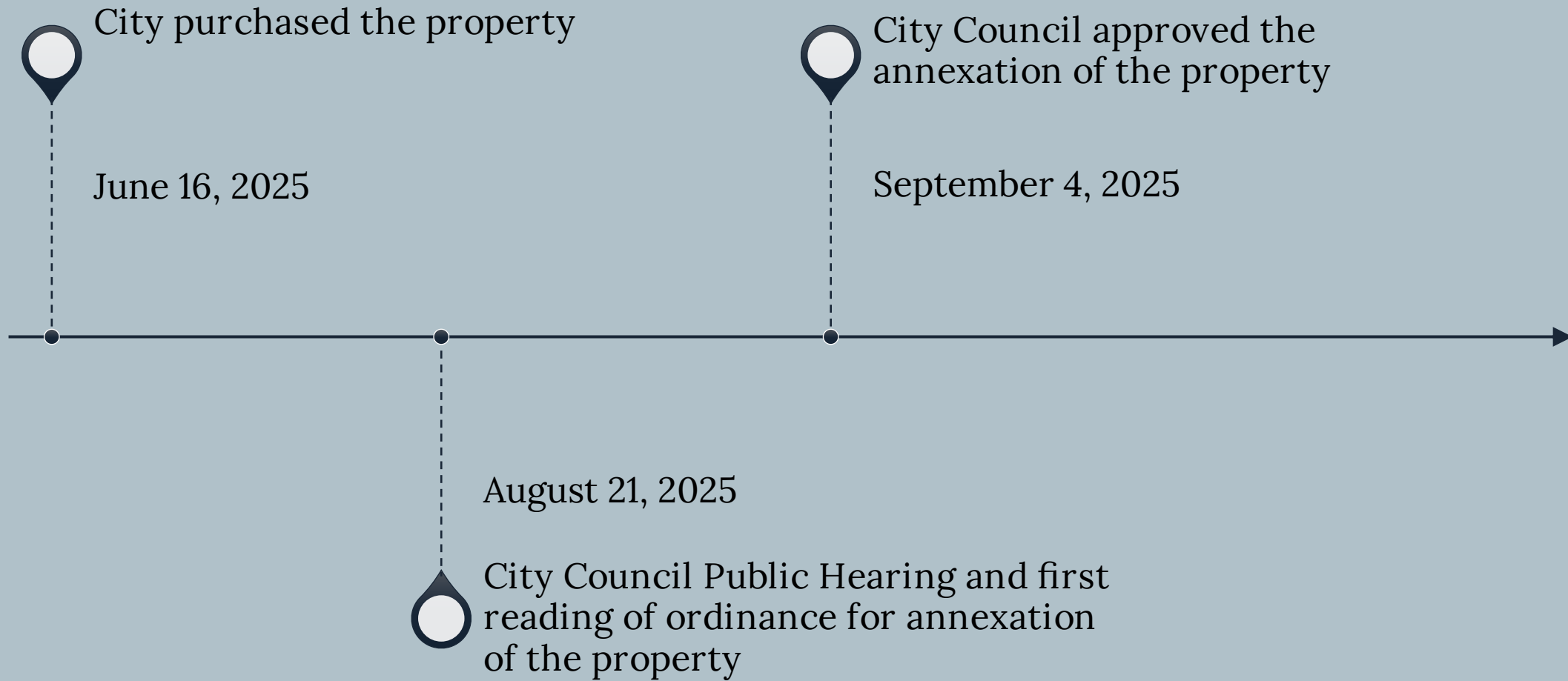
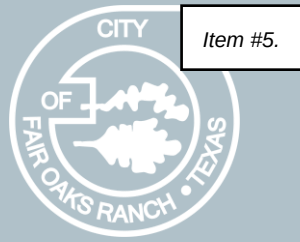
Jessica Relucio, ENV SP
City Planner

Introduction



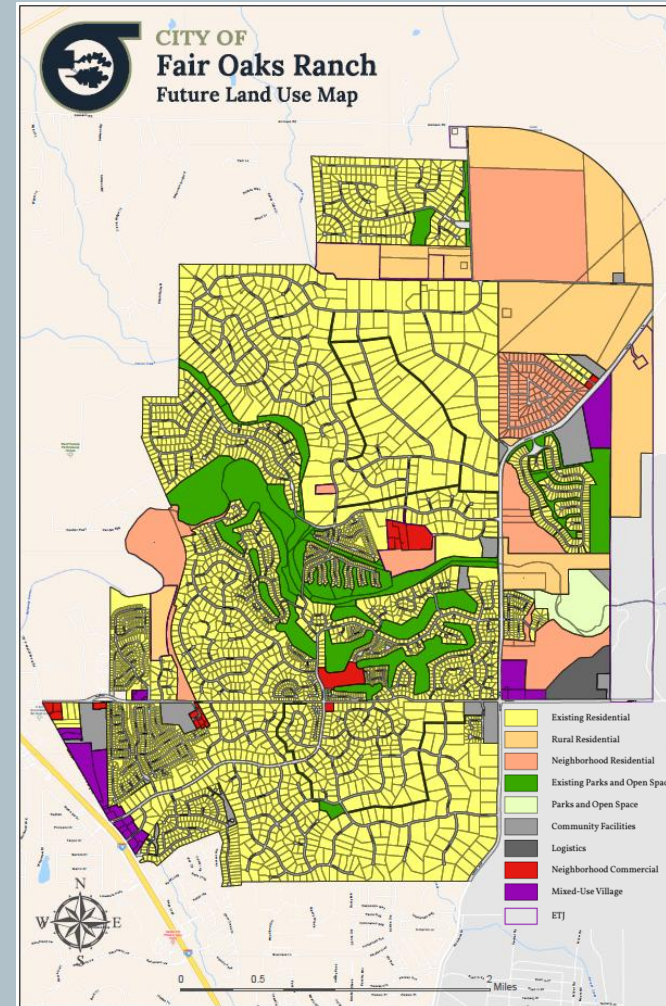
- Applicant/Property Owner: City of Fair Oaks Ranch
- Proposal: Amend the Future Land Use Map (FLUM) within the Comprehensive Plan
- FLUM Designation: Community Facilities (CF)
- Size: +/- 2.923 acres
- Location: Southern portion of 329 Ammann Road, Kendall County

Property History



Comprehensive Plan

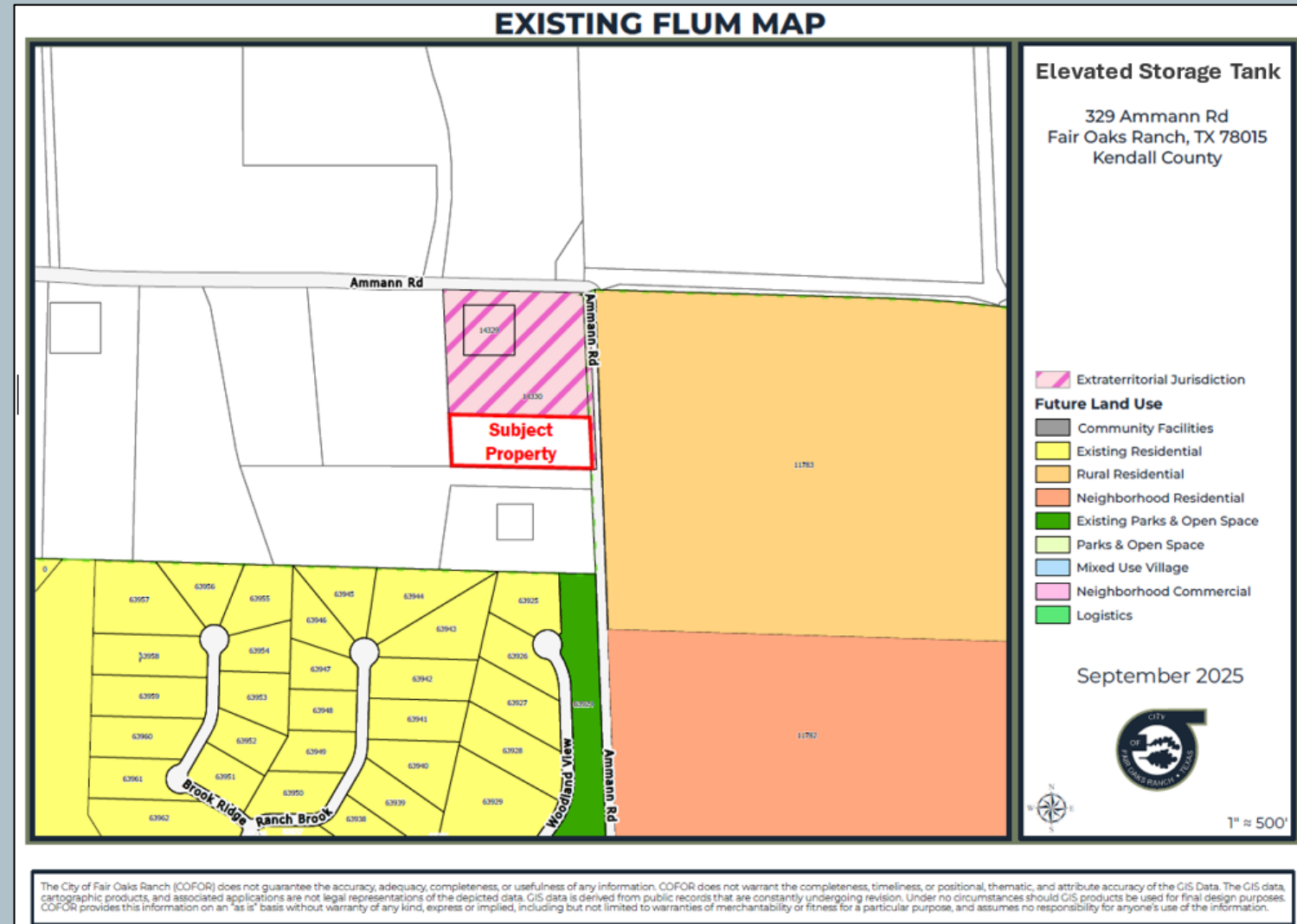
- The Future Land Use Map (FLUM) is part of the Comprehensive Plan
- Past amendments:
 - June 2020 (The Arbors)
 - June 2024 (Oak Bend Estates)
 - September 2025 (Post Oak)
- Process: Requires Public Hearings and P&Z recommendation to the City Council



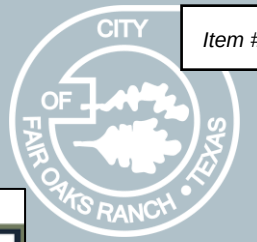
Future Land Use Map (Existing)

Existing

Undesignated



Future Land Use Map (Proposed)

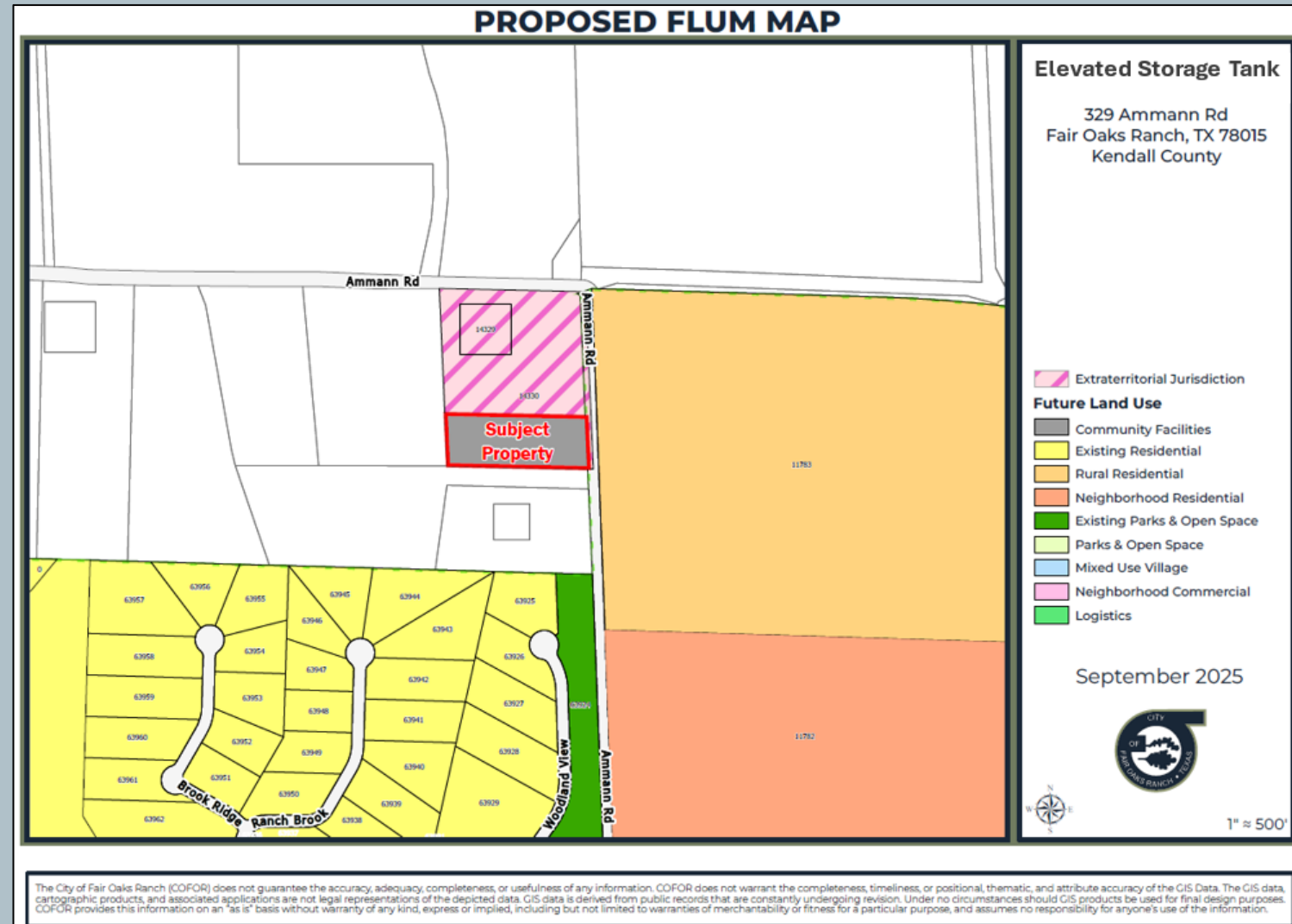


Proposed

Community Facilities
Intended for facilities that provide governmental, religious, educational, health care, social service, and special facilities

Larger-scale civic use buildings

Sites are appropriate for direct access to primarily Arterial, Collector streets, and Local Connector streets



Criteria for Review

- The FLUM designation is consistent with the proposed use
- Comprehensive Plan principles, goals, and objectives related to environmental protection, economic development, and civic and public spaces:
 - Preserve and protect waterways and floodplains
 - Preserve and protect surface and ground water resources and hydrologically active areas
 - Promote and encourage water conservation practices
 - Promote quality development that is compatible with neighboring areas and is consistent with community character and create sustainable value through form and function
 - Ensure civic buildings and civic spaces are given prominent sites

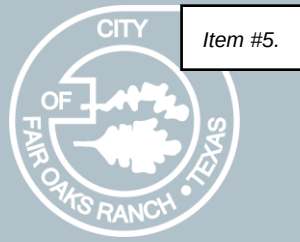
Criteria for Review – UDC

- For reference, the City Council will consider the following to take action on the proposed amendment [UDC Section 3.7 (1)]:
 1. Promotes the health, safety, or general welfare
 2. Is consistent with the Future Land Use element of the most recent version of the Comprehensive Plan
 3. Is consistent with other goals and objectives of the Comprehensive Plan
 4. Unified Development Code Compliance
 5. Other criteria deemed relevant and important by the City Council in relation to the amendment

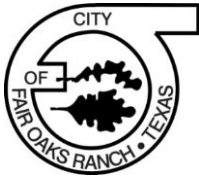
Public Notices/Comments

- September 19 – Mailed to property owners within 200 feet of the property and public entities
- September 21 – Published in a newspaper
- September 22 – Updated City's website
- September 23 – Posted a sign

Next Steps



- November 6 – City Council public hearing on the FLUM amendment and the Zoning designation, and possible action on the first reading of each ordinance
- November 20 – City Council will consider and act on the final reading of each ordinance



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action regarding a recommendation to the City Council on a proposed amendment to the Comprehensive Plan to designate the land use classification of Community Facilities (CF) for approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas

DATE: October 9, 2025

DEPARTMENT: Public Works

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

On September 4, 2025, the City Council approved annexation of approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, which extended the city limits. Accordingly, a Future Land Use Map (FLUM) classification must be designated.

The FLUM is part of the City's Comprehensive Plan, which outlines the City's long-term vision, goals, and aspirations regarding community development. The FLUM is a living document intended to evolve and adapt over time in response to changing circumstances. Local Government Code 213 authorizes municipalities to amend the Comprehensive Plan, including the FLUM, to guide long-range development.

As the applicant and property owner, the City proposes to amend the Comprehensive Plan, specifically the FLUM, to designate the land use classification for the subject property as Community Facilities (CF). The CF designation is appropriate for governmental, religious, educational, health care, social service, and special facilities, and aligns with the designation for other City-owned properties. Sites in the CF district are appropriate for direct access to arterial, collector and connector streets and uses within this district are primarily civic and places of worship.

A comprehensive overview of the proposed FLUM amendment will be provided during the Public Hearing portion of the agenda. The information included:

1. The FLUM in relation to the 2018 Comprehensive Plan
2. The process for amending the FLUM to designate Community Facilities (CF)
3. The overview of the evaluation criteria that needs to be considered when amending the FLUM
4. The FLUM public notice and comments received

CRITERIA FOR REVIEW:

The proposed FLUM designation is consistent with the proposed use. In accordance with Unified Development Code (UDC) Section 1.2, the proposed amendment is consistent with the

Comprehensive Plan principles, goals, and objectives related to environmental protection, economic development, and civic and public spaces:

- Preserve and protect waterways and floodplains
- Preserve and protect surface and ground water resources and hydrologically active areas
- Promote and encourage water conservation practices
- Promote quality development that is compatible with neighboring areas and is consistent with community character, and create sustainable value through form and function
- Ensure civic buildings and civic spaces are given prominent sites

For reference, the City Council will consider the following to approve, approve with modifications, or disapprove the proposed amendment, per UDC Section 3.7 (1)(c):

1. Whether the proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City
2. Whether the proposed amendment is consistent with the Future Land Use element of the most recent version of the Comprehensive Plan
3. Whether the proposed amendment is consistent with other goals and objectives of the Comprehensive Plan
4. Unified Development Code Compliance. No requirement of the procedure for Comprehensive Plan or Code amendments may govern if in conflict with specific provisions of this Code or the Comprehensive Plan. Any potential conflict between the proposed amendment(s) and the UDC or other parts of the Comprehensive Plan should be dealt with prior to (or as part of) the adoption of any amendment.
5. Other criteria deemed relevant and important by the City Council in relationship to the proposed amendment in taking final action on the proposed amendment

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Abides by Chapter 213 of the Local Government Code and the Unified Development Code
2. Supports Priority 2.1 Manage the Physical Development of the City in accordance with the Comprehensive Plan of the Strategic Plan
3. The proposed FLUM amendment would allow for the proposed use of governmental facilities, including an elevated storage tank

LONGTERM FINANCIAL & BUDGETARY IMPACT:

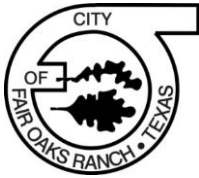
N/A

LEGAL ANALYSIS:

All applicable regulations for amending the FLUM and Comprehensive Plan have been met.

RECOMMENDATION/PROPOSED MOTION:

Motion: I move to approve a recommendation to the City Council on a proposed amendment to the Comprehensive Plan to designate a land use classification of Community Facilities (CF) for approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas.



PLANNING & ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Conduct a Public Hearing on a zoning request from the applicant and property owner, City of Fair Oaks Ranch, to designate approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF)

DATE: October 9, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

On September 4, 2025, the City Council approved annexation of approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, which extended the city limits. In accordance with the Unified Development Code (UDC) Section 4.4 (2) Newly Annexed Territory, when permanent zoning is requested in conjunction with annexation, the City Council shall permanently zone the area as soon as practical after the completion of annexation proceedings.

The applicant and property owner, City of Fair Oaks Ranch, Texas (City), proposes to zone the subject property as Community Facilities (CF). The proposed CF zone designation is appropriate for governmental, religious, educational, health care, social service, and special facilities. It aligns with the designation for other City-owned properties and is consistent with the Future Land Use Map (FLUM) classification considered in the previous agenda item.

The City plans to develop an elevated storage tank (EST) for municipal water services on the subject site. The EST will improve water supply and pressure during peak demand, provide adequate fire protection, and increase reserve capacity during extended power outages and other emergency events. The proposed change promotes the health, safety, or general welfare of the City. It is also compatible and conforms to the uses of adjacent property, where a pump station and ground storage tank are being constructed by the City of Boerne. Adequate infrastructure will also be available for the proposed use.

The zoning designation process requires both the Planning and Zoning Commission (P&Z) and the City Council to conduct public hearings to receive public testimony regarding the proposed change. The P&Z shall make a recommendation to the City Council, and the City Council is the final authority.

CRITERIA FOR REVIEW:

The proposed zoning designation aligns with the FLUM designation, CF, and the proposed use. In accordance with Unified Development Code (UDC) Section 1.2, the proposed zoning designation is consistent with the Comprehensive Plan principles, goals, and objectives related to environmental protection, economic development, and civic and public spaces:

- Preserve and protect waterways and floodplains
- Preserve and protect surface and ground water resources and hydrologically active areas
- Promote and encourage water conservation practices
- Promote quality development that is compatible with neighboring areas and is consistent with community character and create sustainable value through form and function
- Ensure civic buildings and civic spaces are given prominent sites

For reference, zoning changes may be approved by the City Council when the following standards are met, per UDC Section 3.7(4)(c):

1. The zoning change is consistent with the Comprehensive Plan
2. The zoning change promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City
3. The zoning change is compatible with and conforms with uses of nearby property and the character of the neighborhood
4. The property affected by the zoning change is suitable for uses permitted by the proposed amendment to the zoning map
5. Infrastructure, including roadway adequacy, sewer, water and storm water facilities, is or is committed to be available that is generally suitable and adequate for the proposed use

PUBLIC NOTICES/COMMENTS:

All public hearing notification requirements have been met. A public hearing notice was mailed to property owners within 200 feet of the property and the affected public entities on September 19, the Boerne Star newspaper published the notice on September 21, staff posted the notice to the City's website on September 22, and a sign was placed at the subject property on September 23, 2025.

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

The process to designate a zoning district includes:

- November 6 – The City Council will hold a public hearing on the Future Land Use Map amendment and the Zoning Designation ordinance, and consider and act on the first reading of each ordinance
- November 20 – The City Council will consider and act on the final reading of each ordinance

EXHIBITS:

- A. Land survey
- B. Aerial Map
- C. Zoning Map - Existing and Proposed
- D. Notification Map
- E. Property Owner Response Map and Written Responses Received

Donnie Boerner Surveying Company L.P.

20 GEL Ranch Road ♦ Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193963

Field Notes for a 2.923 Acre Tract of Land

Being a 2.923 acre tract out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas, said 2.923 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½” steel found with an orange “RPLS 5207” plastic cap in the west line of Ammann Road for the southeast corner of the herein described tract, the southwest corner of a 0.234 acre right-of-way dedication recorded in Document No. 2024-392205, Official Records, Kendall County, Texas and being in the south line of the above referenced 10.018 acre tract, the north line of a 8.620 acre tract recorded in Volume 1578, Pages 77-80, Official Records, Kendall County, Texas;

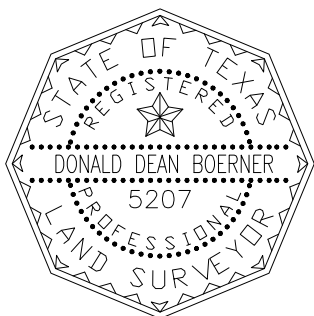
Thence, with the south line of said 10.018 acre tract, the north line of said 8.620 acre tract, North 88 degrees 47 minutes 54 seconds West, a distance of 586.95 feet to a ½” steel rod found for the southwest corner of the herein described tract, the southwest corner of said 10.018 acre tract, the southeast corner of a 10.016 acre tract recorded in Volume 401, Pages 306-308, Official Records, Kendall County, Texas;

Thence, with the west line of said 10.018 acre tract, the east line of said 10.016 acre tract, North 02 degrees 30 minutes 45 seconds West, a distance of 217.45 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for the northwest corner of the herein described tract, said point bears, South 02 degrees 30 minutes 45 seconds East, a distance of 497.94 feet from a ½” steel rod found with an orange “RPLS 5207” plastic cap at the southwest corner of a 0.179 acre right-of-way dedication recorded in Document No. 2024-391923, Official Records, Kendall County, Texas;

Thence, departing the east line of said 10.016 acre tract, severing said 10.018 acre tract, South 88 degrees 47 minutes 54 seconds East, a distance of 586.63 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap in the west line of Ammann Road, same being the west line of the aforementioned 0.234 acre right-of-way dedication for the northeast corner of the herein described tract, said point bears, South 02 degrees 35 minutes 39 seconds East, a distance of 476.81 feet from a ½” steel rod found with an orange “RPLS 5207” plastic cap at the southeast corner of said 0.179 acre right-of-way dedication;

Thence, with the west line of Ammann Road, same being the west line of said 0.234 acre right-of-way dedication, South 02 degrees 35 minutes 39 seconds East, a distance of 217.47 feet to the **Place of Beginning** and containing 2.923 acres of land.

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



Donald Dean Boerner

Registered Professional Land Surveyor No. 5207

AMMANN ROAD

RIGHT-OF-WAY VARIES

F-5207

F-5207

COUNTY OF KENDALL,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
DOCUMENT NO. 2024-391923
OFFICIAL RECORDS
0.179 ACRE RIGHT-OF-WAY DEDICATION

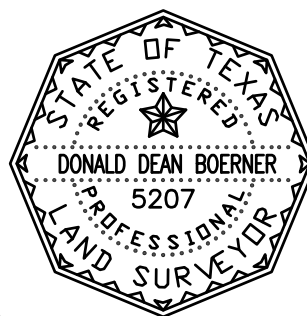
LEGEND:

FIR	FOUND 1/2' STEEL ROD
F-5207	FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
S-5207	SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

CITY OF FAIR OAKS RANCH, TEXAS,
A HOME-RULE MUNICIPAL CORPORATION
DOCUMENT NO. 2024-392205
OFFICIAL RECORDS
0.234 ACRE RIGHT-OF-WAY DEDICATION

SCALE: 1" = 100'

CITY OF BOERNE
DOCUMENT NO. 2022-371461
OFFICIAL RECORDS - 10.018 ACRES



JOSEPH A. KAZENAS AND
KATHLEEN A. MORRISSEY
VOLUME 401 PAGES 306-308
OFFICIAL RECORDS - 10.016 ACRES

S-5207

S-5207

2.923 ACRES

WILLIAM D. LUSK
SURVEY NO. 211
ABSTRACT NO. 306

GENERAL NOTES:

1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

PLAT SHOWING: A 2.923 acre tract out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
20 GEL RANCH ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

TRAVIS K. BARBER AND
TALLY BARBER
VOLUME 1578 PAGES 77-80
OFFICIAL RECORDS - 8.620 ACRES

**POINT OF
BEGINNING**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

FIRM NO. 10193963

DATE 01-07-2025

JOB NO: 22-

Elevated Storage Tank

329 Ammann Road
Kendall County, Tx

Legend

-  Fair_Oaks_Roads
-  Subject Property
-  City ETJ and Limits

October 2025



400

 US Feet

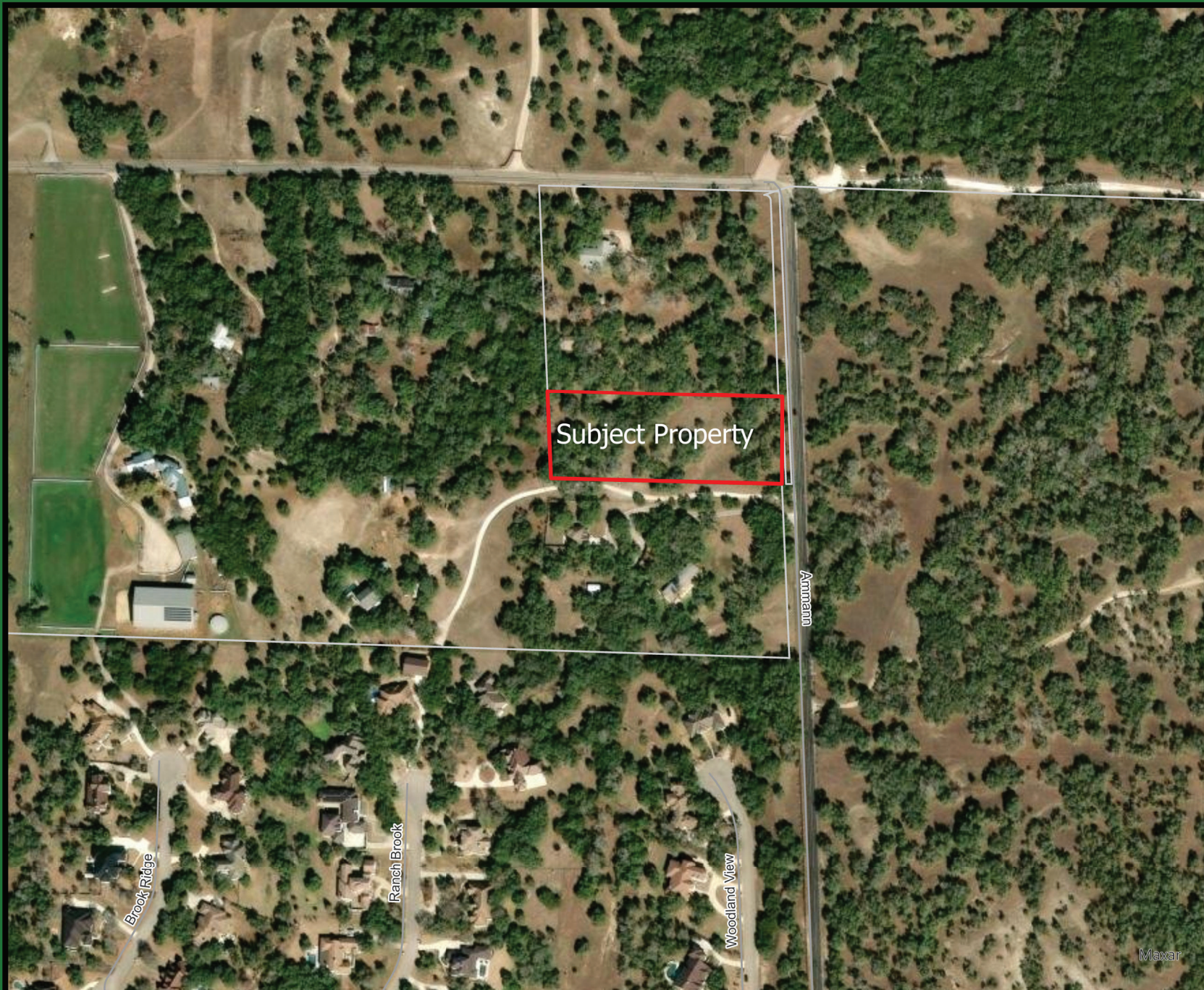


EXHIBIT C

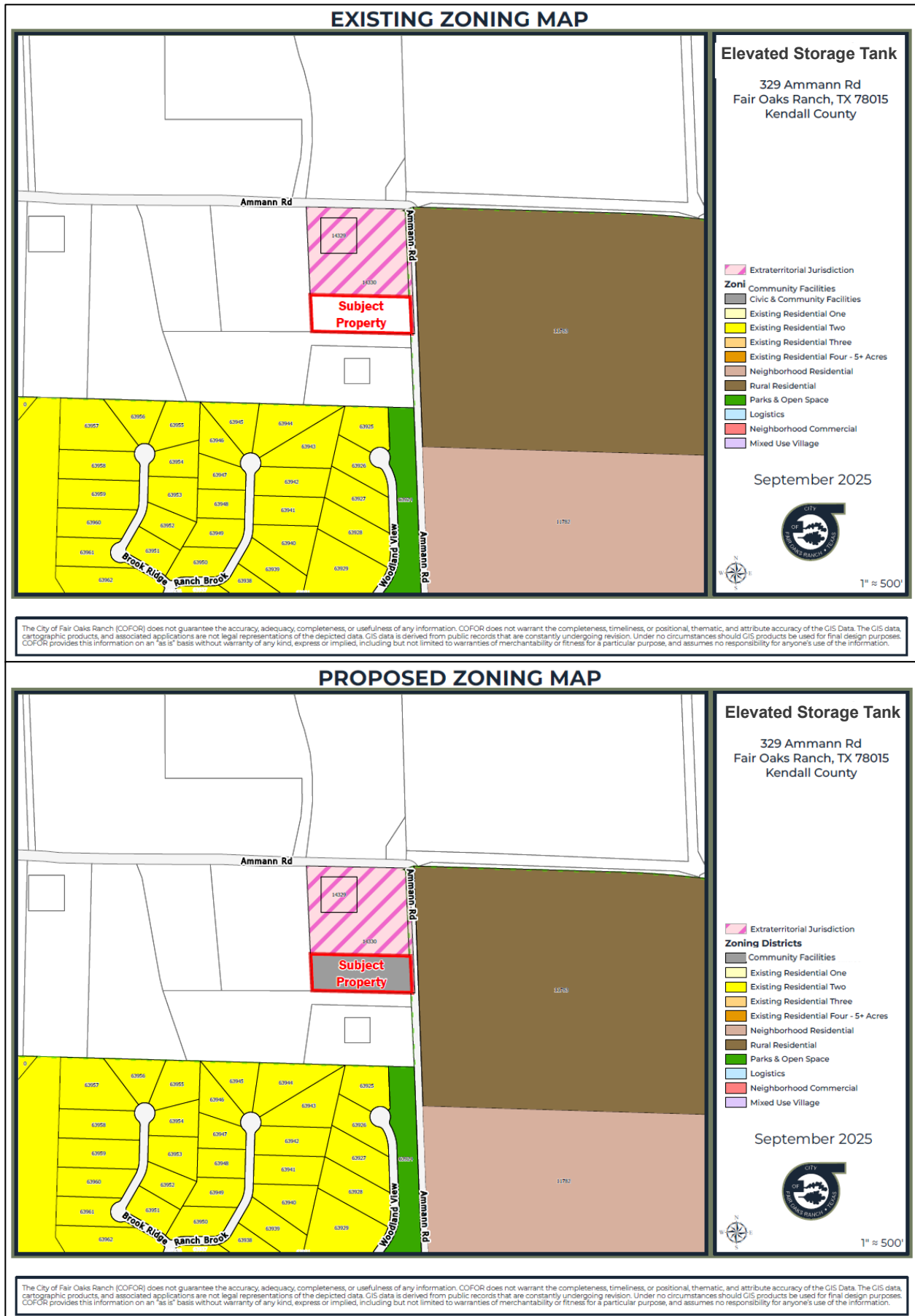
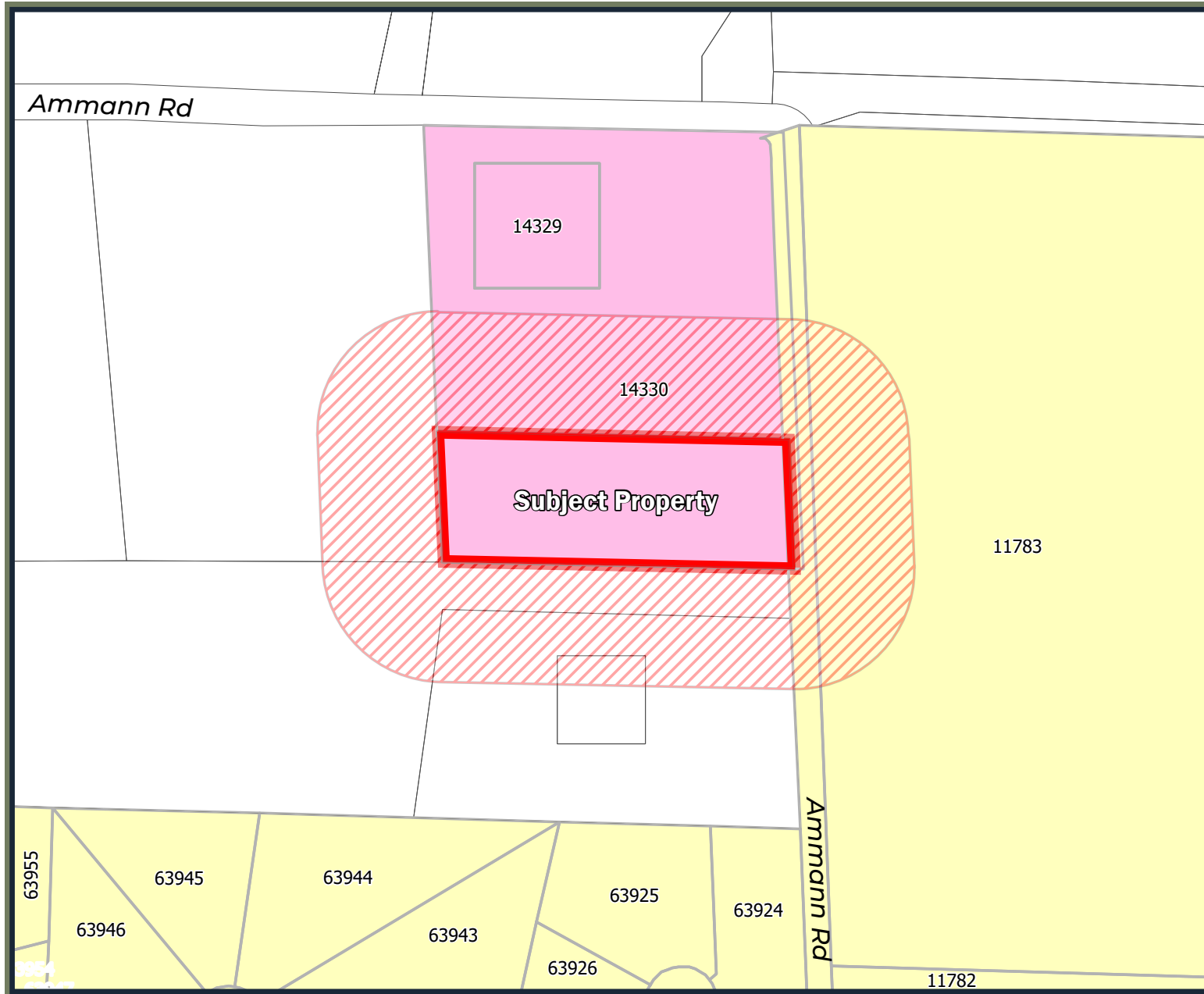


EXHIBIT D NOTIFICATION MAP

Item #7.



Elevated Storage Tank

Ammann Rd
Fair Oaks Ranch, TX 78015
Kendall County

- 200' Notification Area
- City Limits
- ETJ

July 2025



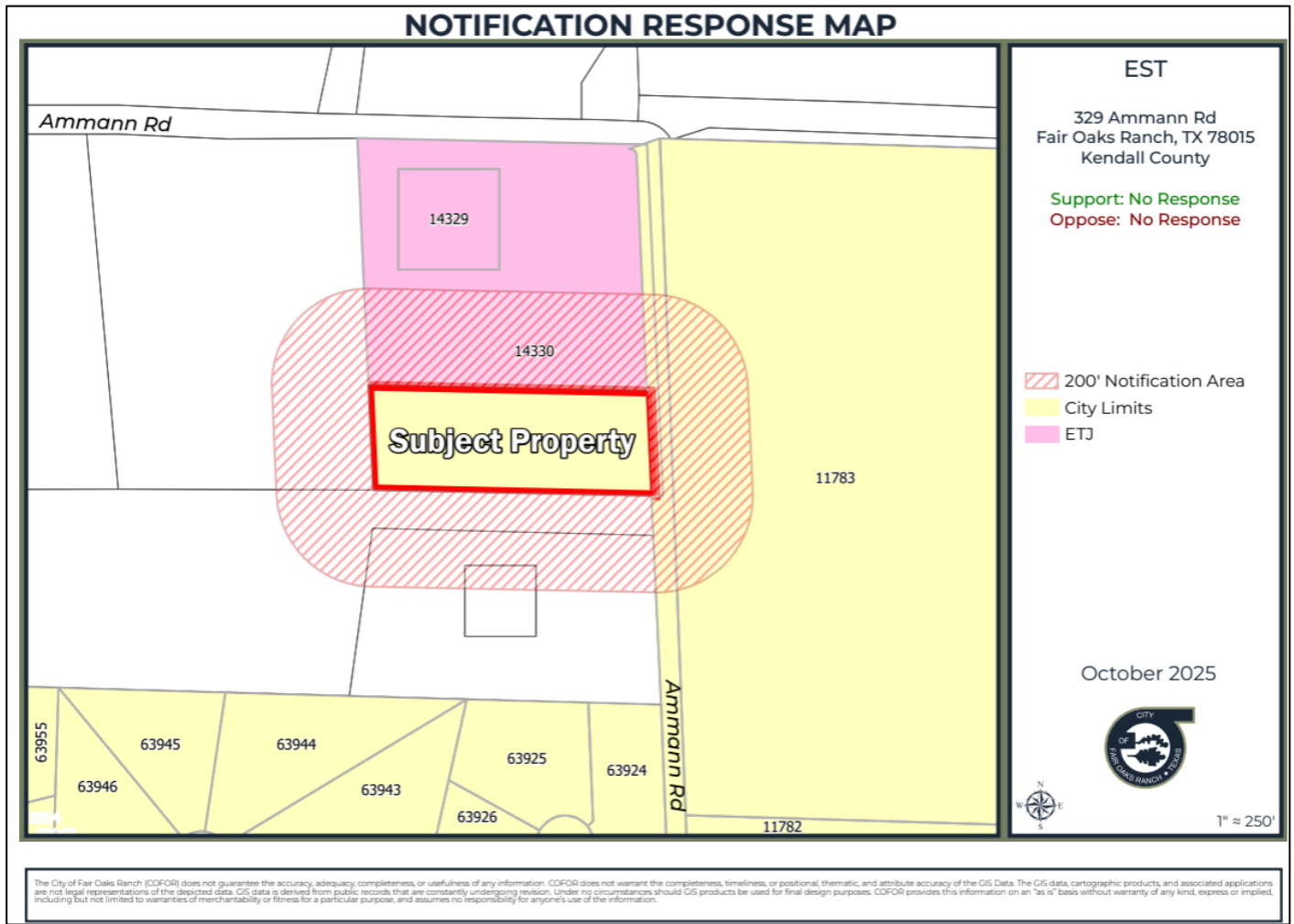
1" ≈ 3,000'

The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

EXHIBIT E

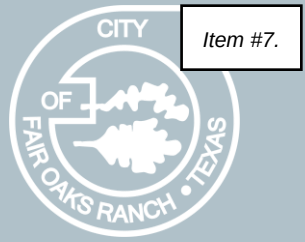
No public comments or responses were received as of September 30, 2025, the last available date to provide a copy in the Planning and Zoning Commission meeting agenda for October 9, 2025.

EXHIBIT E





Planning and Zoning Public Hearing



City Initiated

Zoning Designation for a 2.923 acre parcel

October 9, 2025
ZC# 2025-02

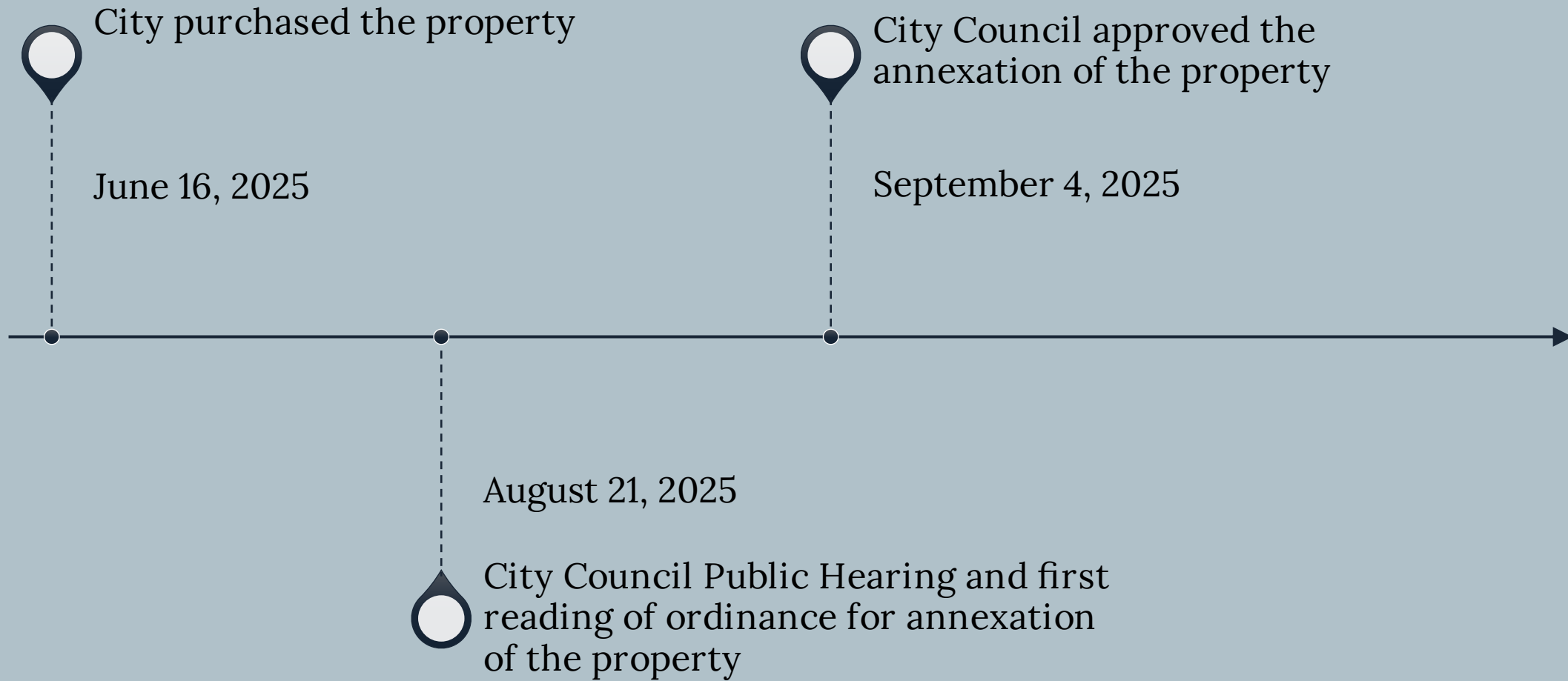
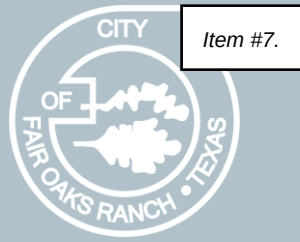
Jessica Relucio, ENV SP
City Planner

Background

- Applicant/Property Owner: City of Fair Oaks Ranch
- Future Land Use Map (FLUM): Community Facilities (CF)
- Proposal: Designate zoning to Community Facilities to align with the FLUM
- Size: +/- 2.923 acres
- Location: Southern portion of 329 Ammann Road, Kendall County

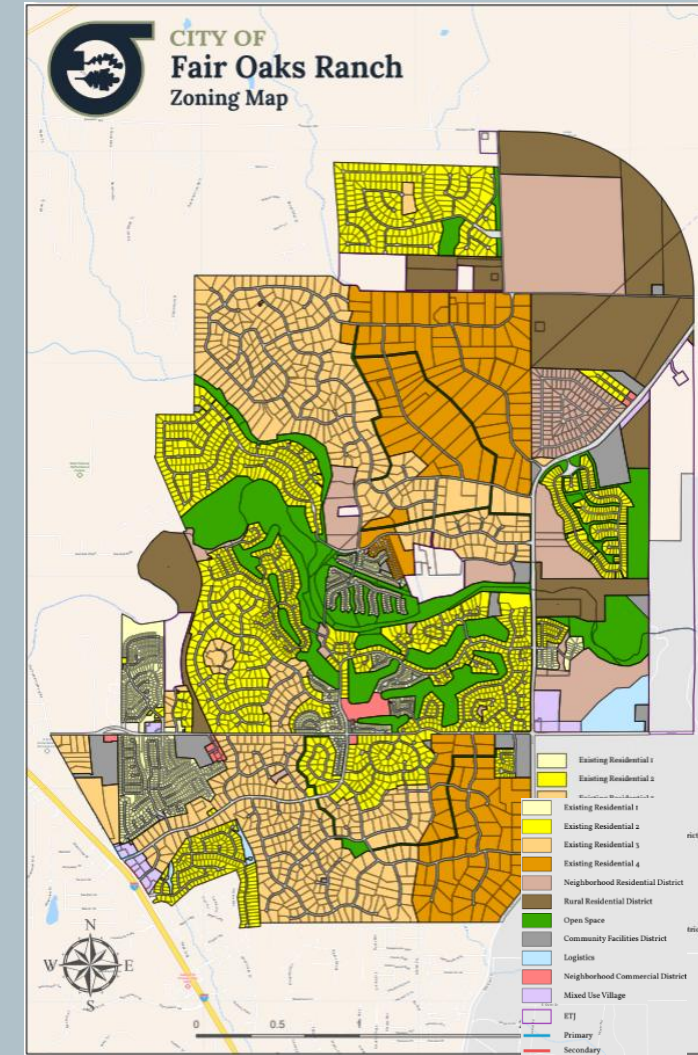


Property History

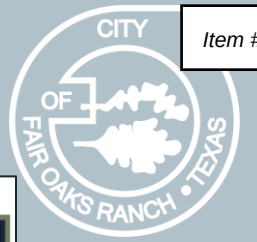


Zoning

- Following the Comprehensive Plan, zoning regulations became effective
- Initial zoning designation or rezoning must align with the FLUM of the Comprehensive Plan
- Past Rezones
 - June 2024 (Oak Bend)
 - June 2020 (The Arbors)
 - September 2025 (Post Oak)
- Process: Requires Public Hearings and P&Z recommendation to City Council

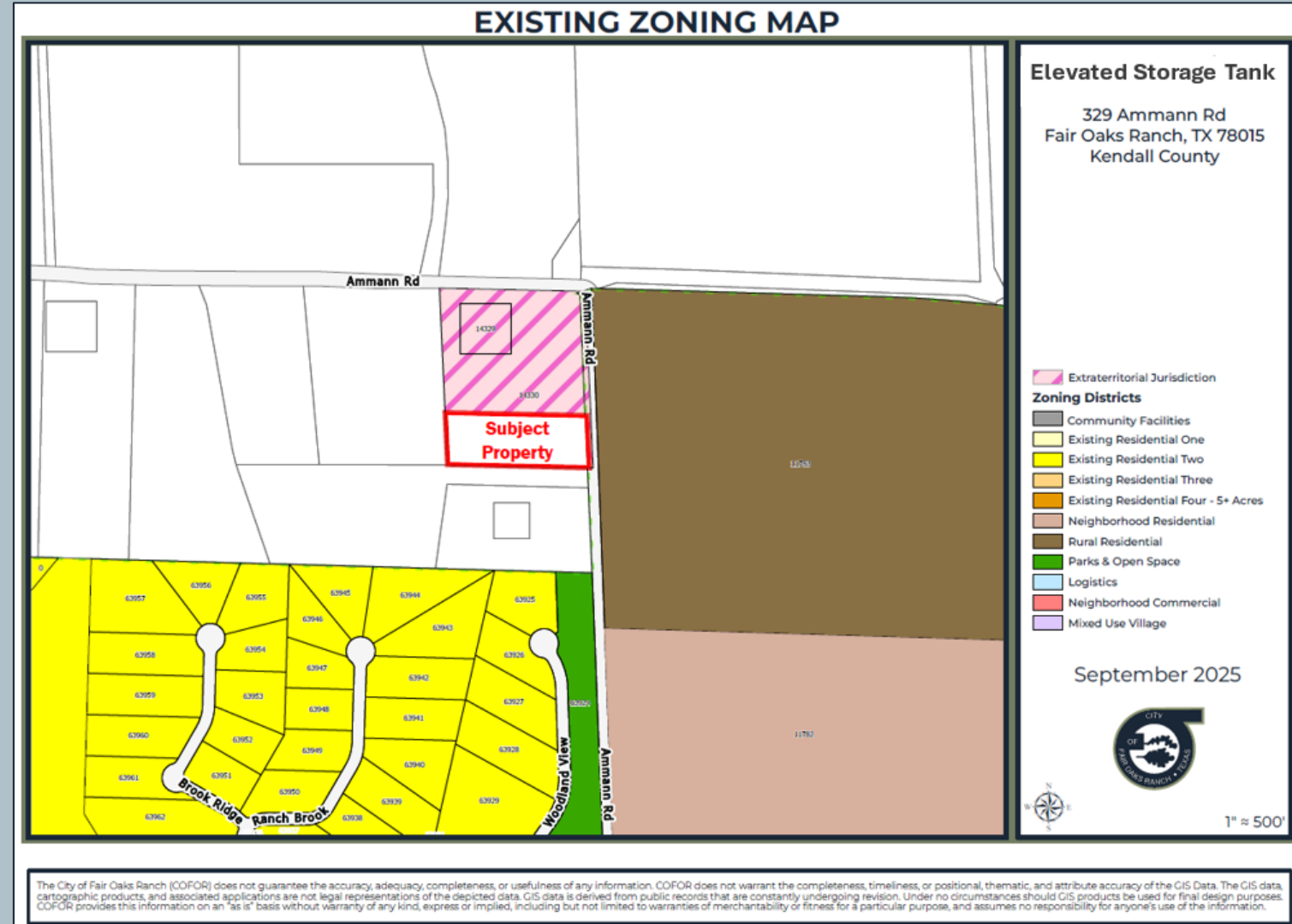


Zoning Map (Existing)

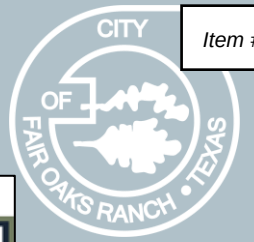


Existing

Undesignated



Zoning Map (Proposed)

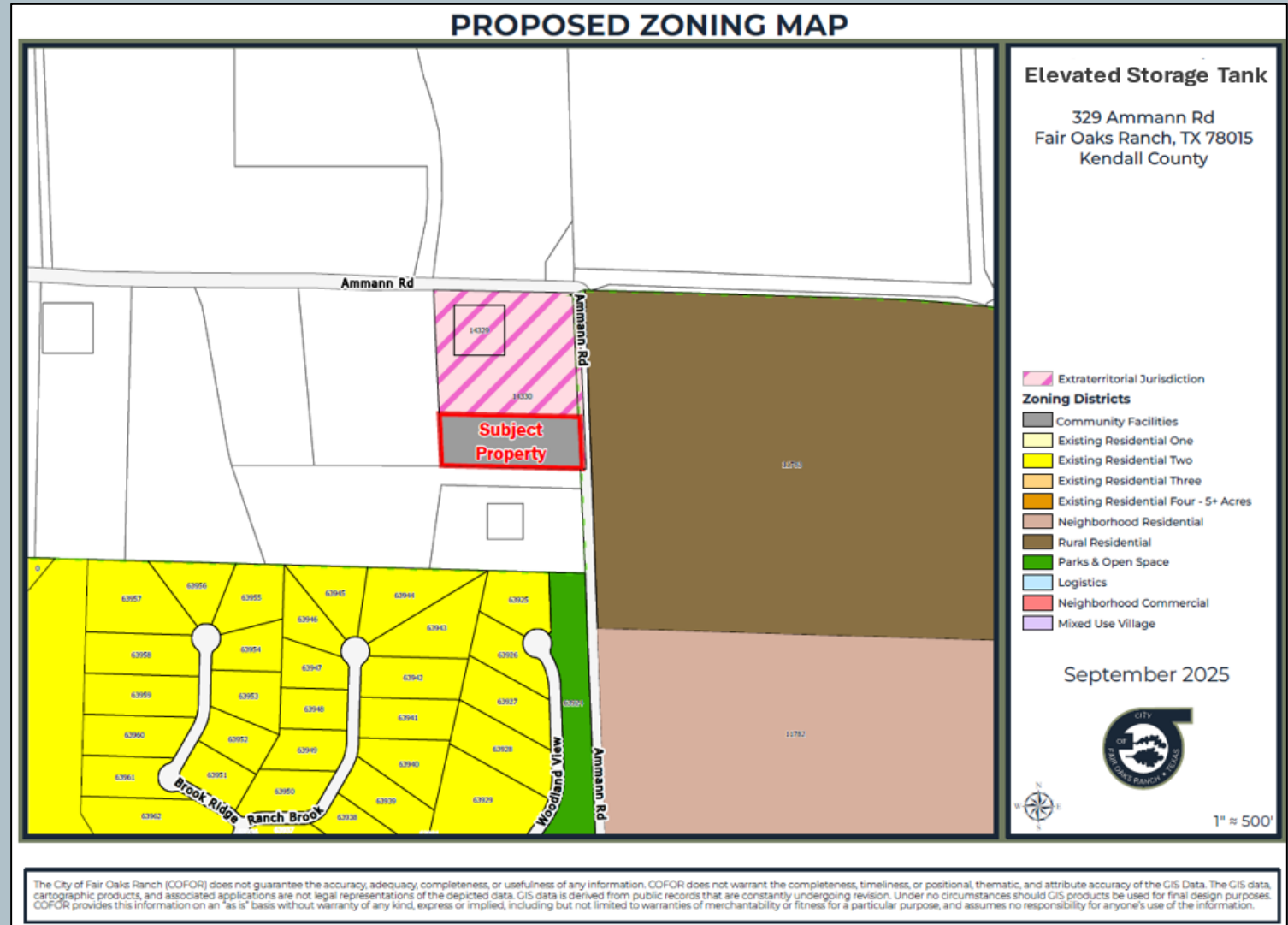


Proposed

Community Facilities
Intended for facilities that provide governmental, religious, educational, health care, social service, and special facilities

Larger-scale civic use buildings

Sites are appropriate for direct access to primarily Arterial, Collector streets, and Local Connector streets



Criteria for Review

- The Zone designation is consistent with the proposed FLUM and use
- The Zone designation is consistent with the Comprehensive Plan principles, goals, and objectives related to environmental protection, economic development, and civic and public spaces:
 - Preserve and protect waterways and floodplains
 - Preserve and protect surface and ground water resources and hydrologically active areas
 - Promote and encourage water conservation practices
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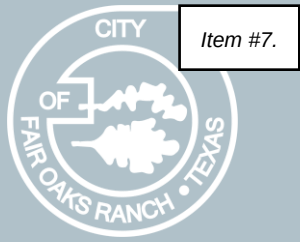
Criteria for Review - UDC

- In accordance with UDC Section 3.7 (4), zoning changes may be approved when the following standards are met:
 1. Consistent with the Comprehensive Plan
 2. Promotes the health, safety, and general welfare of the City and the safe, orderly and healthful development of the City
 3. Compatible with and conforms with uses of nearby property and the character of the neighborhood
 4. The property is suitable for uses permitted by the proposed change
 5. Infrastructure, including roadway adequacy, sewer, water and stormwater facilities, is or is committed to be available that is generally suitable and adequate for the proposed use

Public Notices/Comments

- September 19 – Mailed to property owners within 200 feet of the property and public entities
- September 21 – Published in a newspaper
- September 22 – Posted to City's website
- September 23 – Posted a sign

Next Steps



- November 6 – City Council public hearing on the FLUM amendment and the Zoning designation, and possible action on the first reading of each ordinance
- November 20 – City Council will consider and act on the final reading of each ordinance



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action regarding a recommendation to the City Council on a zoning request from the applicant and property owner, City of Fair Oaks Ranch, to designate approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF)

DATE: October 9, 2025

DEPARTMENT: Public Works

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

On September 4, 2025, the City Council approved annexation of approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, which extended the city limits. In accordance with the Unified Development Code (UDC) Section 4.4 (2) Newly Annexed Territory, when permanent zoning is requested in conjunction with annexation, the City Council shall permanently zone the area as soon as practical after the completion of annexation proceedings.

The applicant and property owner, City of Fair Oaks Ranch, Texas (City), proposes to zone the subject property as Community Facilities (CF). The proposed CF zone designation is appropriate for governmental, religious, educational, health care, social service, and special facilities. It aligns with the designation for other City-owned properties and is consistent with the Future Land Use Map (FLUM) classification considered in the previous agenda item.

The City plans to develop an elevated storage tank (EST) for municipal water services on the subject site. The EST will improve water supply and pressure during peak demand, provide adequate fire protection, and increase reserve capacity during extended power outages and other emergency events. The proposed change promotes the health, safety, or general welfare of the City. It is also compatible and conforms to the uses of adjacent property, where a pump station and ground storage tank are being constructed by the City of Boerne. Adequate infrastructure will also be available for the proposed use.

Staff provided a comprehensive overview of the proposed zone designation during the public hearing portion of the agenda. The information included:

- Review of the proposed zoning change in relation to the proposed Future Land Use Map (FLUM) amendment and the Comprehensive Plan
- An overview of the zoning designation process
- Public notice requirements and a summary of comments received

CRITERIA FOR REVIEW:

The proposed zoning designation aligns with the FLUM designation, CF, and the proposed use. In accordance with Unified Development Code (UDC) Section 1.2, the proposed zoning designation is consistent with the Comprehensive Plan principles, goals, and objectives related to environmental protection, economic development, and civic and public spaces:

- Preserve and protect waterways and floodplains
- Preserve and protect surface and ground water resources and hydrologically active areas
- Promote and encourage water conservation practices
- Promote quality development that is compatible with neighboring areas and is consistent with community character and create sustainable value through form and function
- Ensure civic buildings and civic spaces are given prominent sites

For reference, zoning changes may be approved by the City Council when the following standards are met, per UDC Section 3.7(4)(c):

1. The zoning change is consistent with the Comprehensive Plan
2. The zoning change promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City
3. The zoning change is compatible with and conforms with uses of nearby property and the character of the neighborhood
4. The property affected by the zoning change is suitable for uses permitted by the proposed amendment to the zoning map
5. Infrastructure, including roadway adequacy, sewer, water and storm water facilities, is or is committed to be available that is generally suitable and adequate for the proposed use

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Abides by Chapter 213 of the Local Government Code and the Unified Development Code
2. Supports Priority 2.1 Manage the Physical Development of the City in accordance with the Comprehensive Plan of the Strategic Plan
3. The proposed zoning designation allows for the proposed use of governmental facilities, including an elevated storage tank
4. Aligns with the proposed FLUM amendment and is consistent with other City-owned property

LONGTERM FINANCIAL & BUDGETARY IMPACT:

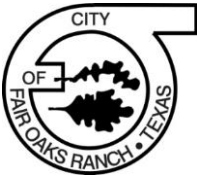
N/A

LEGAL ANALYSIS:

All applicable regulations for zone designation have been met.

RECOMMENDATION/PROPOSED MOTION:

Motion: I move to recommend approval to the City Council on a zoning request from the applicant and property owner, the City of Fair Oaks Ranch, to designate approximately 2.923 acres located in the southern portion of 329 Ammann Road, Kendall County, Texas, as Community Facilities (CF).



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action on the selection of the Planning and Zoning Commission Chairperson and Vice-Chairperson

DATE: October 9, 2025

DEPARTMENT: City Secretary

PRESENTED BY: Christina Picioccio, TRMC, City Secretary

INTRODUCTION/BACKGROUND:

Section 3.1 of the Planning and Zoning Commission Rules of Procedure states that the Commission shall select from among its members in their first meeting of the fiscal year following new appointments, a Chairperson and Vice-Chairperson to serve for a period of one (1) year.

As this is the first meeting of the fiscal year, the purpose of today's consideration item is to select a Commission Chairperson and Vice-Chairperson to fill a one (1) year term.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Complies with the Planning and Zoning Rules of Procedure Section 3.1 in selecting Commission Officers.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None.

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to recommend _____, to serve as the P&Z Chairperson until the next Chairperson is selected at the first meeting of FY 2026-27.

I move to recommend _____, to serve as the P&Z Vice-Chairperson until the next Chairperson is selected at the first meeting of FY 2026-27.