



## 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>

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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

#### 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**

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**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](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, 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).



***Proclamation***  
***The City of Fair Oaks Ranch***  
***Office of the Mayor***

**WHEREAS**, Building and Code Staff Appreciation Day is celebrated every year on September 1<sup>st</sup>; and,

**WHEREAS**, Building and Code staff are essential not only in the industries in which they work, but also to society by ensuring that buildings and infrastructure are safe for everyday use by our residents, businesses, and patrons; and

**WHEREAS**, detailed review of building plans and the inspection processes involved to achieve compliance keeps projects running efficiently, which reduces costs and ensures safe structures built in timely manners; and

**WHEREAS**, Building and Code staff review, inspect and enforce safe building practices in a variety of construction and critical infrastructure components including structural, electrical, mechanical, plumbing, fire systems, accessibility, and energy as they apply to housing, commercial buildings, and public works infrastructure; and

**WHEREAS**, Building and Code Staff Appreciation Day is intended to remind the public about the critical role of our communities' code officials – our largely unknown guardians of public safety.

**NOW, THEREFORE**, I, Gregory C. Maxton, Mayor of the City of Fair Oaks Ranch, do hereby designate September 1, 2025, as Building and Code Staff Appreciation Day. I urge all citizens to express their appreciation to our city's building and code staff who work diligently within our community every day.

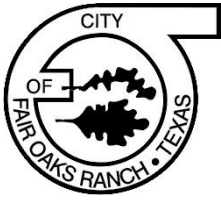
**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Fair Oaks Ranch to be affixed this 21<sup>st</sup> day of August 2025.

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Gregory C. Maxton, Mayor

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Amanda Valdez, TRMC  
Deputy City Secretary



## CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, August 07, 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>

### MINUTES

#### OPEN MEETING

##### 1. Roll Call - Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Stroup, Rhoden, Olvera, Pearson, Parker and Swarek

With a quorum present, the meeting was called to order at 6:30 PM.

##### 2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

#### CITIZENS and GUEST FORUM

##### 3. Citizens to be heard.

Resident Chris Doepke addressed the City Council, requesting that at a minimum the audio recordings of all Board, Committee, and Commission meetings be posted. He further expressed a preference that video recordings also be posted to allow residents to view meetings they are unable to attend.

#### PRESENTATIONS

##### 4. Presentation of a 10-Year Service Award to: Alexander Willis, Interim Police Lieutenant

Joanna Merrill, Director of Human Resources and Communications, presented a 10-Year Service Award to Interim Police Lieutenant, Alexander Willis.

#### CONSENT AGENDA

5. Approval of the July 17, 2025 Regular City Council meeting minutes
6. Approval of the second reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 13 Utilities, Article 13.08 Water and Wastewater Impact Fees, to include amendments to land use assumptions, capital improvement plans, and water and wastewater impact fees; and providing for an effective date
7. Approval of a resolution authorizing the execution of a purchase order with Aqua-Metric Sales Company for base stations for the water plants, expenditure of the required funds, and execution of all applicable documents by the City Manager
8. Approval of a resolution authorizing the execution of an agreement with Anytime Fuel Pros LLC for on-site fuel delivery, expenditure of the required funds, and execution of all applicable documents by the City Manager

**9. Approval of Council Member Pearson's absence from the July 17, 2025 Regular City Council meeting**

MOTION: Made by Council Member Rhoden, seconded by Council Member Parker, to approve the Consent Agenda.

VOTE: 7 - 0; Motion Passed.

**CONSIDERATION/DISCUSSION ITEMS**

**10. Consideration and possible action on a resolution approving Amendment No.1 to the Post Oak Development Agreement and authorizing the City Manager to execute all related documents**

MOTION: Made by Council Member Swarek, seconded by Council Member Pearson, to approve a resolution approving Amendment No. 1 to the Post Oak Development Agreement as presented at the August 7, 2025 City Council meeting and authorizing the execution of all related documents by the City Manager.

VOTE: 7 - 0; Motion Passed.

**11. Consideration and possible action approving a resolution setting the maximum proposed ad valorem tax rate for Fiscal Year 2025-26, setting the Fiscal Year 2025-26 Budget and Tax Rate public hearing, and other matters in connection therewith**

MOTION: Made by Council Member Stroup, seconded by Council Member Rhoden, to approve a resolution setting the maximum proposed ad valorem tax rate for Fiscal Year 2025-26 at \$ 0.28530 per \$100 valuation, setting the Fiscal Year 2025-26 Budget and Tax Rate public hearing on September 15, 2025, and other matters in connection therewith.

VOTE: 7 - 0; Motion Passed.

**12. Consideration and possible action approving a resolution approving the implementation methodology and pay plan structure as part of the City's Comprehensive Compensation and Benefits Study**

MOTION: Made by Council Member Swarek, seconded by Council Member Stroup, to approve a resolution adopting Option 1B, to bring the minimum at 1.5% progression between 30 steps as the methodology implementation, plan structure, and progression strategy for the City's compensation plan.

VOTE: 7 - 0; Motion Passed.

**13. Consideration and approval of an ordinance authorizing the issuance of "City of Fair Oaks Ranch, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025;" providing for the payment of said certificates by the levy of an ad valorem tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledge revenues of the system; authorizing the execution of any necessary engagement agreement with the City's financial advisors; and providing an effective date**

**MOTION:** Made by Council Member Parker, seconded by Council Member Olvera, to adopt an ordinance authorizing the issuance of "City of Fair Oaks Ranch, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025."

**VOTE:** 7 - 0; Motion Passed.

**14. Consideration and possible action approving a resolution authorizing the execution of an Interlocal Agreement with the San Antonio River Authority regarding FEMA Floodplain Management, and execution of all applicable documents by the City Manager**

**MOTION:** Made by Council Member Pearson, seconded by Council Member Swarek, to approve a resolution authorizing the execution of an Interlocal Agreement with the San Antonio River Authority regarding FEMA Floodplain Management, and execution of all applicable documents by the City Manager.

**VOTE:** 7 - 0; Motion Passed.

**15. Consideration and possible action to accept applications for vacancies on Boards, Committees, and Commissions, to reappoint incumbents, and to schedule interviews for new applicants**

**MOTION:** Made by Council Member Rhoden, seconded by Council Member Olvera, to accept the Boards, Committees, and Commissions applications, and to reappoint all incumbents to their prospective Board, Committee, or Commission positions and set the following dates for interviews on new applicants: September 4, 2025 and September 18, 2025.

**VOTE:** 7 - 0; Motion Passed.

**WORKSHOP**

**16. FY 2025-26 Budget Workshop**

Summer Fleming, Director of Finance, led a Budget Workshop with Council, during which Council provided feedback to staff regarding the funding of projects for inclusion in the final Fiscal Year 2025–26 budget.

**REPORTS FROM STAFF AND COMMITTEES**

**17. Financial and Investment Report for the Quarter Ended June 30, 2025**

Summer Fleming, Director of Finance, provided a Financial and Investment Report to Council for the fiscal year quarter ended on June 30, 2025.

**REQUESTS AND ANNOUNCEMENTS**

**18. Announcements and reports by Mayor and Council Members**

Mayor Maxton announced that the City is hosting an Open House on August 13, 2025, from 4:00 to 6:00 PM, in the Public Safety Training Room of the Fair Oaks Ranch Police Station regarding community and traffic impacts related to the upcoming construction of the waterline on Rolling Acres Trail and Willow Wind/Red Bud Hill waterline. Mayor Maxton also reminded residents of the following public hearings:

- Planning & Zoning Commission public hearings to receive public testimony on the future land use map and zone designation of 344 acres known as the Post Oak Development at their regular meeting on August 14, 2025 at 6:30 PM.
- City Council public hearings to receive public testimony on the future land use map and zone designation of 344 acres known as the Post Oak Development at their regular meeting on August 21, 2025 at 6:30 PM.
- City Council public hearing to receive public testimony on the annexation of the city-owned 2.9 acre property being considered for an elevated water storage tank at their regular meeting on August 21, 2025 at 6:30 PM.

**19. Announcements by the City Manager**

None.

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

None.

**CONVENE INTO EXECUTIVE SESSION**

City Council convened into closed session at 8:42 PM regarding:

**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:

**21. Discussion on legal requirements necessary to contract for Fire and Emergency Medical Services****RECONVENE INTO OPEN SESSION**

Mayor Maxton reconvened into Open Session at 9:49 PM. No action was taken.

**ADJOURNMENT**

Mayor Maxton adjourned the meeting at 9:49 PM.

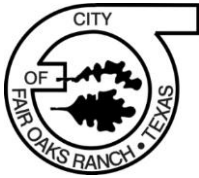
ATTEST:

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Gregory C. Maxton, Mayor

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Amanda Valdez, TRMC, Deputy City  
Secretary



## CITY COUNCIL CONSENT ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: 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

DATE: August 21, 2025

DEPARTMENT: Municipal Development District

PRESENTED BY: Consent Item - Mike Lovelace, CPA, CMA, CISA, Fair Oaks Ranch MDD Treasurer

#### **INTRODUCTION/BACKGROUND:**

MDD By-Laws Article IV, Section 1, require MDD Board of Directors budget approval by July 15 each fiscal year and City Council budget approval on or before the Council's last September meeting each fiscal year. The MDD board approved the FY 2025-26 budget on July 9, 2025.

#### **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Clarity and open record of all MDD expected revenues and proposed expenditures for the upcoming fiscal year.

#### **LONGTERM FINANCIAL & BUDGETARY IMPACT:**

The FY 2025-26 proposed budget (**EXHIBIT A**) includes \$704,320 in combined revenues from sales tax and interest earnings, and \$68,800 in expenditures.

The proposed operating expenditures budget remains steady except for a 3% increase in audit fees and a 4% increase in professional services. Additionally, the proposed budget includes \$25,000 in Grant Awards for grant applications that may be approved throughout the fiscal year. Per the Financial Management Policy budget amendments must be approved by City Council, and budgeting for grant awards would allow for grant applications to be approved through the MDD grant process and funded up to the budgeted amount without requiring a budget amendment.

This budget will add \$635,520 to fund balance assigned for future capital projects.

#### **LEGAL ANALYSIS:**

Budget submitted for City Council approval as required by MDD Bylaws Article IV, Section 1.

#### **RECOMMENDATION/PROPOSED MOTION:**

Consent Item - I move to approve a resolution approving the FY 2025-26 MDD Budget as presented.

## A RESOLUTION

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS APPROVING THE FAIR OAKS RANCH MUNICIPAL DEVELOPMENT DISTRICT BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026**

**WHEREAS**, the Municipal Development District (MDD) was created pursuant to Chapter 377 of the Texas Local Government Code for the purpose of funding authorized development projects that promote economic growth and enhance quality of life, and

**WHEREAS**, the MDD Board of Directors is responsible for reviewing, approving, and recommending an annual budget for the district's operations and development initiatives, and

**WHEREAS**, the proposed FY 2025-26 budget (**EXHIBIT A**) reflects the MDD's goals and priorities, including funding for grant programs and ongoing support for economic development activities, and

**WHEREAS**, the MDD Board of Directors held a public meeting on July 9, 2025, to review and adopt the proposed FY 2025-26 budget, and

**WHEREAS**, in accordance with state law and local policy, the MDD budget must be approved by the City Council by September 30 for the upcoming fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:**

- Section 1.** The City Council of the City of Fair Oaks Ranch hereby approves the Fair Oaks Ranch Municipal Development District Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.
- Section 2.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.
- Section 3.** If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.
- Section 4.** That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 5.** All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the

provision of this resolution shall be and remain controlling as to the matters resolved herein.

- Section 6.** This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 7.** This resolution shall be in force and effect from and after its final passage, and it is so resolved.

**PASSED, APPROVED, and ADOPTED on this 21<sup>st</sup> day of August 2025.**

\_\_\_\_\_  
Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Amanda Valdez, TRMC  
Deputy City Secretary

\_\_\_\_\_  
Denton Navarro Rodriguez Bernal Santee & Zech  
P.C., City Attorney



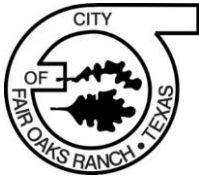
**EXHIBIT A**

**FAIR OAKS RANCH MUNICIPAL DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025-2026**

	<b>FY 22-23 ACTUAL</b>	<b>FY 23-24 ACTUAL</b>	<b>FY 24-25 ADOPTED BUDGET</b>	<b>FY 24-25 PROJECTED</b>	<b>FY 25-26 PROPOSED BUDGET</b>
Beginning Fund Balance	<b>\$ 2,175,935</b>	<b>\$ 2,701,087</b>	<b>\$ 3,331,455</b>	<b>\$ 3,331,455</b>	<b>\$ 3,755,580</b>
<u>Revenues</u>					
Local Sales Tax	453,884	510,915	504,000	533,000	554,320
Interest	109,462	157,987	100,000	155,000	150,000
Total Revenue	<u>563,347</u>	<u>668,902</u>	<u>604,000</u>	<u>688,000</u>	<u>704,320</u>
<u>Expenditures</u>					
Supplies	-	-	250	250	250
Training/Seminars	470	-	500	360	500
Attorney	2,417	3,577	3,500	3,500	3,500
Auditor	4,300	4,500	4,725	4,725	4,850
Professional Services	30,958	30,407	33,450	30,150	34,650
Insurance	50	50	50	50	50
Grant Awards	-	-	25,000	224,840	25,000
Total Expenditures	<u>38,195</u>	<u>38,534</u>	<u>67,475</u>	<u>263,875</u>	<u>68,800</u>
Revenues over/(under) expenditures	<b>525,152</b>	<b>630,368</b>	<b>536,525</b>	<b>424,125</b>	<b>635,520</b>
Ending Fund Balance	<b>\$ 2,701,087</b>	<b>\$ 3,331,455</b>	<b>\$ 3,867,980</b>	<b>\$ 3,755,580</b>	<b>\$ 4,391,100</b>

**FUND BALANCE DETAIL**

	<b>9/30/2023 FINAL BALANCE</b>	<b>9/30/2024 FINAL BALANCE</b>	<b>9/30/2025 BUDGETED BALANCE</b>	<b>9/30/2025 PROJECTED BALANCE</b>	<b>9/30/2026 PROJECTED BALANCE</b>
COMMITTED	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ -	\$ -
ASSIGNED	1,451,087	2,081,455	2,617,980	3,705,580	4,341,100
UNASSIGNED	50,000	50,000	50,000	50,000	50,000
TOTAL FUND BALANCE	<u>\$ 2,701,087</u>	<u>\$ 3,331,455</u>	<u>\$ 3,867,980</u>	<u>\$ 3,755,580</u>	<u>\$ 4,391,100</u>



## CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: 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

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

### **INTRODUCTION/BACKGROUND:**

In December 2024, staff received applications from Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC, for Annexation, Future Land Use Map (FLUM) amendment, and Zoning designation 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.

On May 20, 2025, an amended development agreement providing for 278 single-family residential units with one (1) acre minimum lots was approved by the City Council. The Council, on July 3, 2025, approved the annexation of the subject property. On August 7, the development agreement was amended to reflect 227 single family residential units.

The applicant is requesting to amend the FLUM classification to align with the approved development agreement. The current FLUM classification is Rural Residential (RR), which requires five (5) acre minimum lots. The appropriate FLUM classification is Neighborhood Residential (NR), which entails one (1) acre minimum lots.

The FLUM is part of the Comprehensive Plan, which contains the City's long-term vision, goals, and aspirations regarding community development. It is a living document and is intended to change and adapt with time and circumstance. Local Government Code 213 authorizes municipalities to amend the Comprehensive Plan, including the FLUM, to guide long-range development. The process for 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. On August 14, 2025, P&Z held a Public Hearing and recommended approval to the City Council of the FLUM amendment.

### **CRITERIA FOR REVIEW:**

The proposed amendment is consistent with the following Comprehensive Plan principles, goals, and objectives:

1. Preserve the suburban, rustic character and quality of life that attracted residents to Fair

Oaks Ranch as a defining trait of the community.

2. As the City builds out, incorporate greenery, trees, trails, open spaces and opportunities to see and enjoy the natural splendor of the Hill Country into new neighborhoods and the community at large. Protect water resources, natural resources and wildlife.
3. Demand high-quality construction and infrastructure from new developers, based on the Fair Oaks Ranch vision.

The City Council will consider the following to approve, approve with modifications, or disapprove the proposed amendment [UDC Section 3.7 (1)]:

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**

As required for a Comprehensive Plan amendment, a notice of the public hearing was published in the Boerne Star newspaper on July 27, 2025. Additionally, as depicted in the **Exhibit D** map, abutting residents were notified of the public hearing via US Mail. Staff posted notice of public hearing signs at the subject property, and the public hearing notice was posted to the City's website. Written responses received from the public as of Wednesday, August 6<sup>th</sup>, 2025, are attached as **Exhibit E**.

### **NEXT STEPS:**

Following the public hearing, the City Council will consider the FLUM amendment request.

- August 21 – The City Council will act on the first reading of the ordinance.
- September 4 – The City Council will consider and act on the final reading of the ordinance.

### **EXHIBITS:**

- A. Universal Application and Specific Application (FLUM Amendment/Rezoning)
- B. Subject Property Aerial Map
- C. Future Land Use Map (FLUM) - Existing and Proposed
- D. Notification Map
- E. Property Owner Response Map and Written Responses Received



**BROWN & MCDONALD**  
ATTORNEYS AT LAW

December 12, 2024

City of Fair Oaks Ranch  
City Manager  
Scott Huizenga  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015

**Re:** Application for Rezoning/Future Land Use Map Amendment (*see* **Exhibit “A”**) of the +/- 344.6 Acres of Property Bordered by Ammann Road on the South and West and Within the Extraterritorial Jurisdiction of Fair Oaks Ranch, Texas (the **“Subject Property”**)

Dear Mr. Huizenga:

The undersigned, being the owner (hereinafter, the **“Property Owner”**), in fee simple of 344.6 acres of land (more fully described in **Exhibit “B”**, in the attached survey map and metes and bounds description) located in the Extraterritorial Jurisdiction (**“ETJ”**) of Fair Oaks Ranch, Texas, submits this Letter of Intent (**“LOI”**) by its representative’s signature below, to the City of Fair Oaks Ranch (**“City”**), for the full purpose expressing its intent to rezone the Subject Property, and amend the City’s Future Land Use Map (**“FLUM”**) in accordance with the provisions of the City Unified Development Code (**“UDC”**) (*see* **Exhibit “C”** for Signature Authority; *see* **Exhibit “D”** for Maps of Subject Property).

The Property is currently undeveloped and generally located north of Ammann Road and bordered by Ammann Road to the south and west in the extraterritorial jurisdiction. The Property Owner intends to develop the Subject Property for the Post Oak single-family residential subdivision (the **“Project”**; *see* **Exhibit “F”**) including a Public Improvement District. A voluntary request for annexation into the full purpose jurisdiction of the City of Fair Oaks Ranch has been submitted to the City and upon annexation of the Subject Property (and concurrently therewith), the Property Owner also requests the City (but, such request is not meant to make this Letter in any way contingent or conditional, such being unconditional and absolute but subject to the requirements of Section 43.0671, et seq. of the LGC) to provide the base district zoning of Neighborhood Residential. The requested base district is not compatible with the current FLUM and therefore a FLUM amendment to Neighborhood Residential has been submitted. The current base district of Rural Residential restricts the minimum lot size to five (5) acres. Rezoning the Subject Property to Neighborhood Residential reduces the minimum lot size to one (1) acre will allow for the development of approximately 278 single family homes on 1-acre lots.

The Property Owner submits this LOI based on its intent to develop the Subject Property into the Post Oak subdivision and zoning of Neighborhood Residential is required for the development of the Subject Property. The undeveloped property has an appraised value of \$3,933,480 but once completed with have an estimated appraised value of \$332,000,000. Upon successful annexation and rezoning, the Property

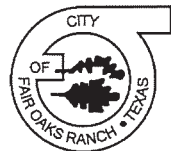
Owner expects construction to start in the third quarter of 2025. Construction completion is projected in - 2035. All dates are pending City and State approval on all associated permits.

If there is any additional information or documentation that we can provide to assist in your review of this Letter of Intent, please do not hesitate to contact me at (210) 429-7901.

Sincerely,

BROWN & MCDONALD PLLC

BY: 



## City of Fair Oaks Ranch

## EXHIBIT A

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. [awade@fairoaksranchtx.org](mailto:awade@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://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: Post Oak/ 418 Ammann Rd Acreage: +/- 344.62  
Brief Description of Project: Residential Subdivision  
Is property platted? ☒ No ☐ Yes Subdivision name: \_\_\_\_\_ No. of Lots: + 277  
Recordation #: \_\_\_\_\_ Parcel(s) Tax ID#: 11782  
Existing Use: Undeveloped Proposed Use: Single family residential subdivision  
Current Zoning: Rural Residential Proposed Zoning: Neighborhood Residential  
Occupancy Type: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_ Bed #: \_\_\_\_\_ Bath #: \_\_\_\_\_ Car Garage #: \_\_\_\_\_  
Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☒ Septic ☐ Public

## PROPERTY OWNER INFORMATION

Owner: BMRK Boerne Ranch, LLC Contact Name: James Stockhausen  
Address: 160Newport Center Drive, Suite 240 City/State/ZIP: Newport Beach, CA 92660  
Phone: (949) 333-0328 Email: james.stockhausen@readycapital.com

## APPLICANT INFORMATION

Applicant/Developer: Brown & McDonald, PLLC Contact Name: Caroline McDonald  
Address: 100 NE Loop 410 Ste 1385 City/State/ZIP: San Antonio, TX 78216  
Phone: (210) 429-7931 Email: caroline@brownmcdonaldlaw.com

## KEY CONTACT INFORMATION

Name of the Individual: Brown & McDonald PLLC Contact Name: Caroline McDonald  
Address: 100 NE Loop 410 Ste 1385 City/State/ZIP: San Antonio, TX 78216  
Phone: (210) 429-7931 E-mail: caroline@brownmcdonaldlaw.com

Signature: Caroline McDonald Digitally signed by Caroline McDonald  
Date: 2024.12.12 16:51:34 -06'00' Date: 12.12.24

Print Name: Caroline McDonald

(Signed letter of authorization required if the application is signed by someone other than the property owner)

## \*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

DATE REC'D: Dec.12 2024 BY: City Manager  
FEES PAID: Completed APPROVED BY: Engineer  
DATE APPROVED: Dec. 16, 2024  
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

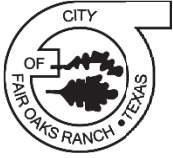
Water Heater or Water Softener

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.



## City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 [awade@fairoaksranchtx.org](mailto:awade@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

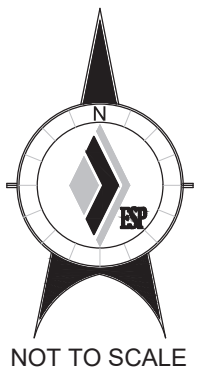
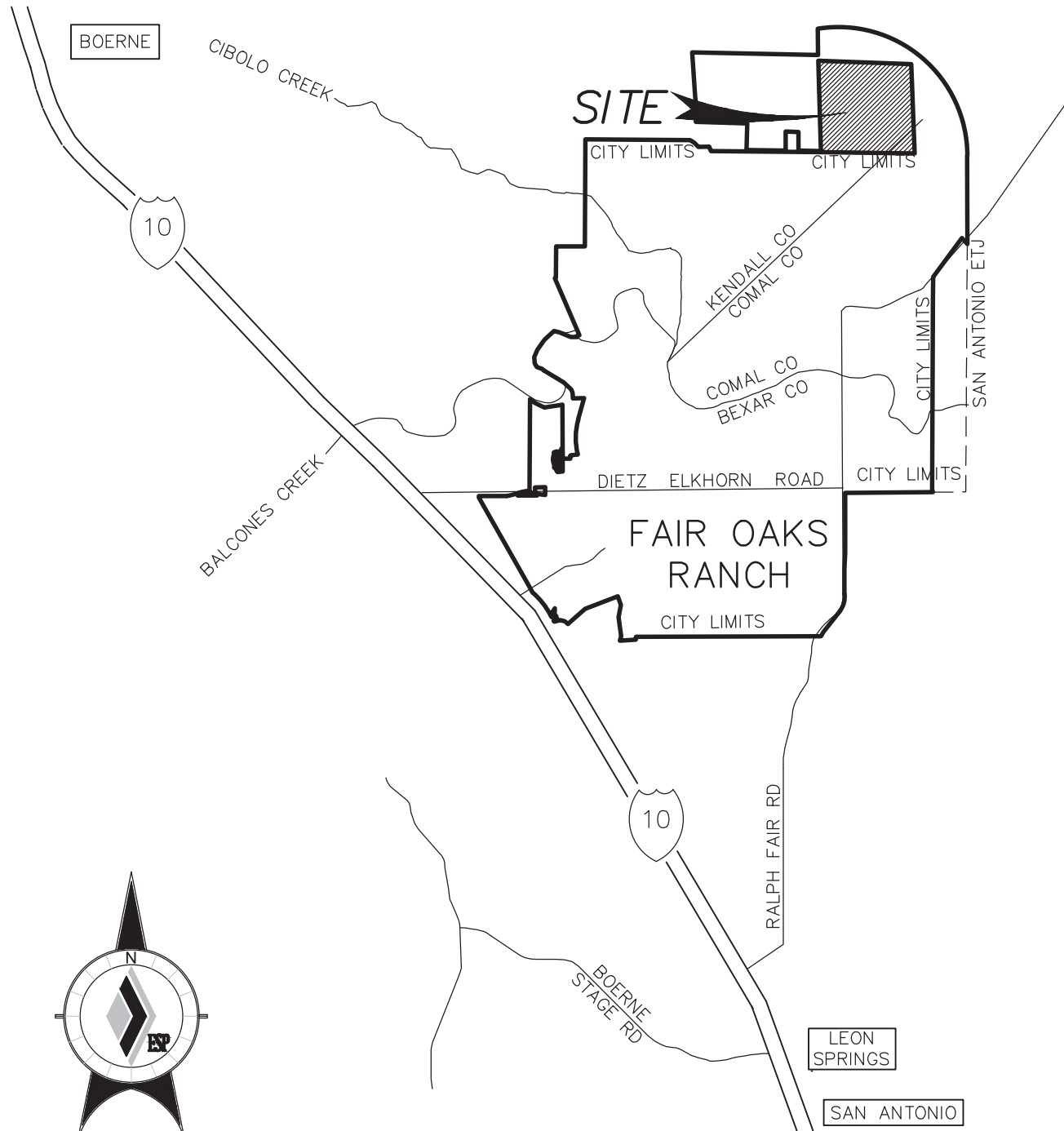
## **S2** SPECIFIC APPLICATION FORM – REZONING/ FUTURE LAND USE MAP AMENDMENT

### Section 3.7 of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed.

- Pre-Application Conference prior to application submittal.
- Concept plan approval (if required).
- A completed Universal Application and checklist signed by the owner/s of the property.
- A title report.
- Payment of all other applicable fees (see Schedule of Fees).
- A copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the zone change is heard at the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.





Dec 11, 2024 - 5:24pm  
R:\35-00461\Engineering\UWP\Location Map Exhibit.dwg



ESP Associates, Inc.

12940 Country Pkwy  
San Antonio, TX 78216  
(210) 349-3271  
TBPE FIRM #17252  
www.espassociates.com

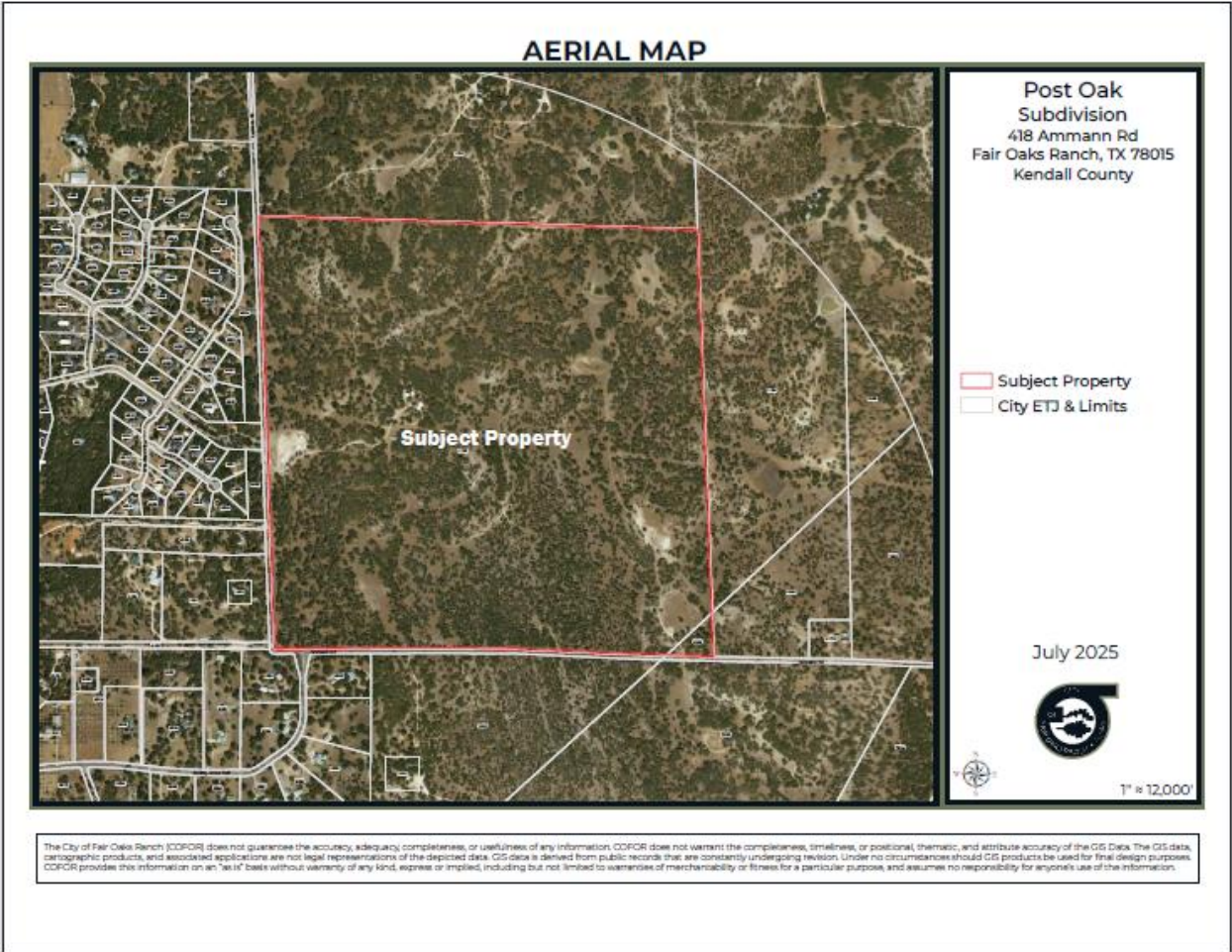
LOCATION MAP EXHIBIT

POST OAK SUBDIVISION

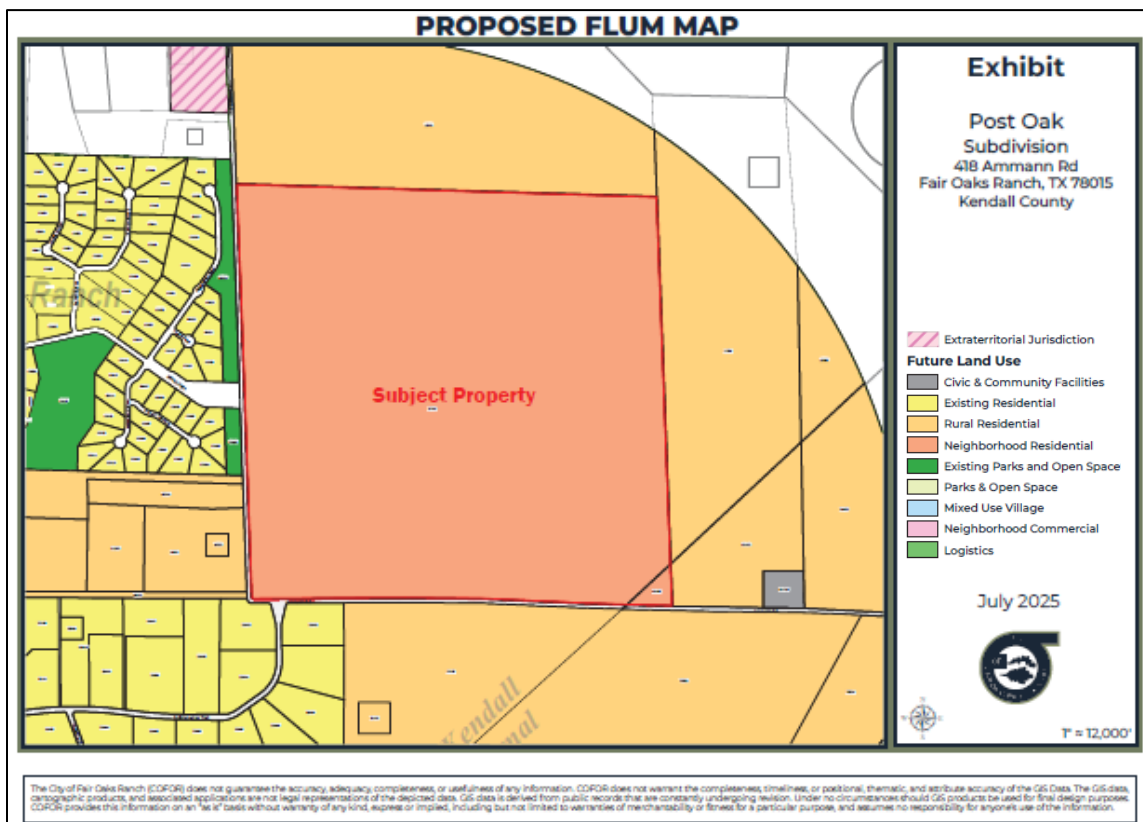
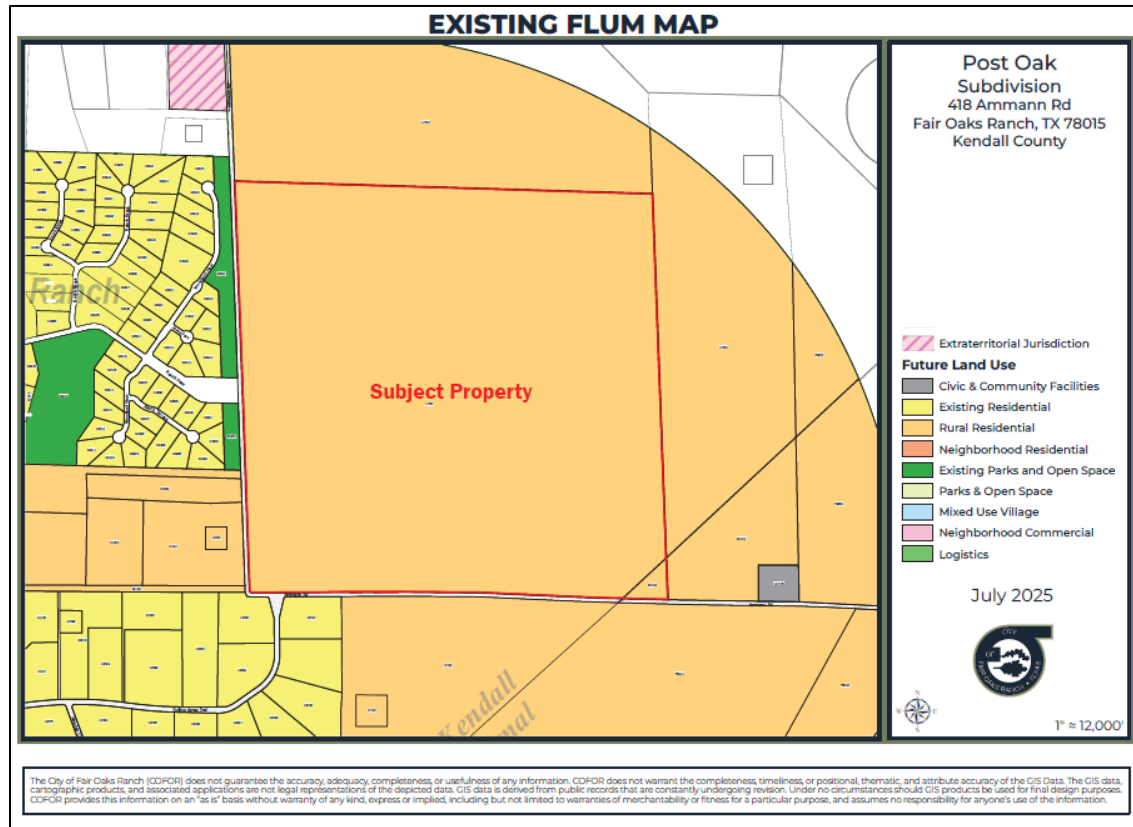
PROJ No. 24-01658

DATE: DEC 11, 2024

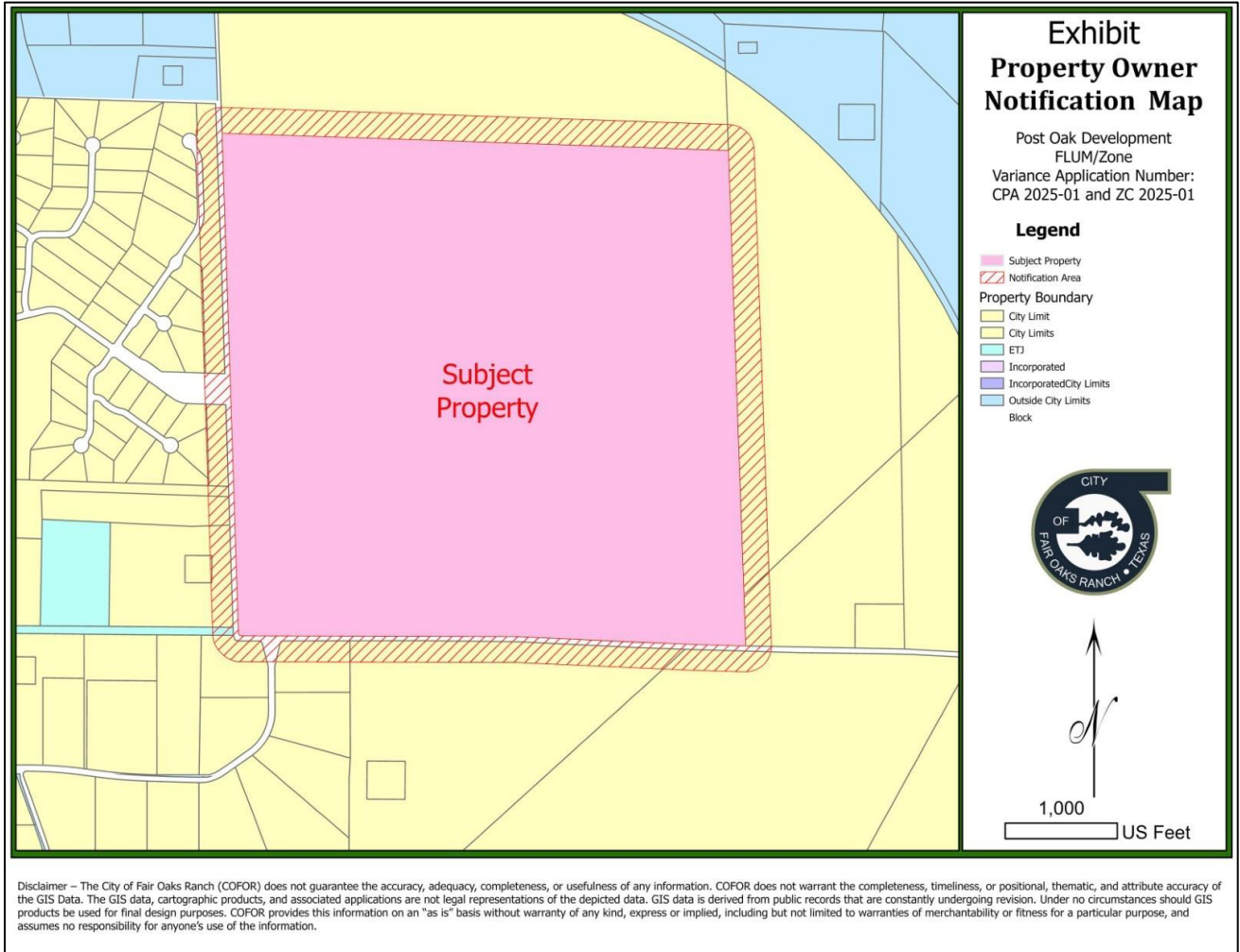
EXHIBIT B



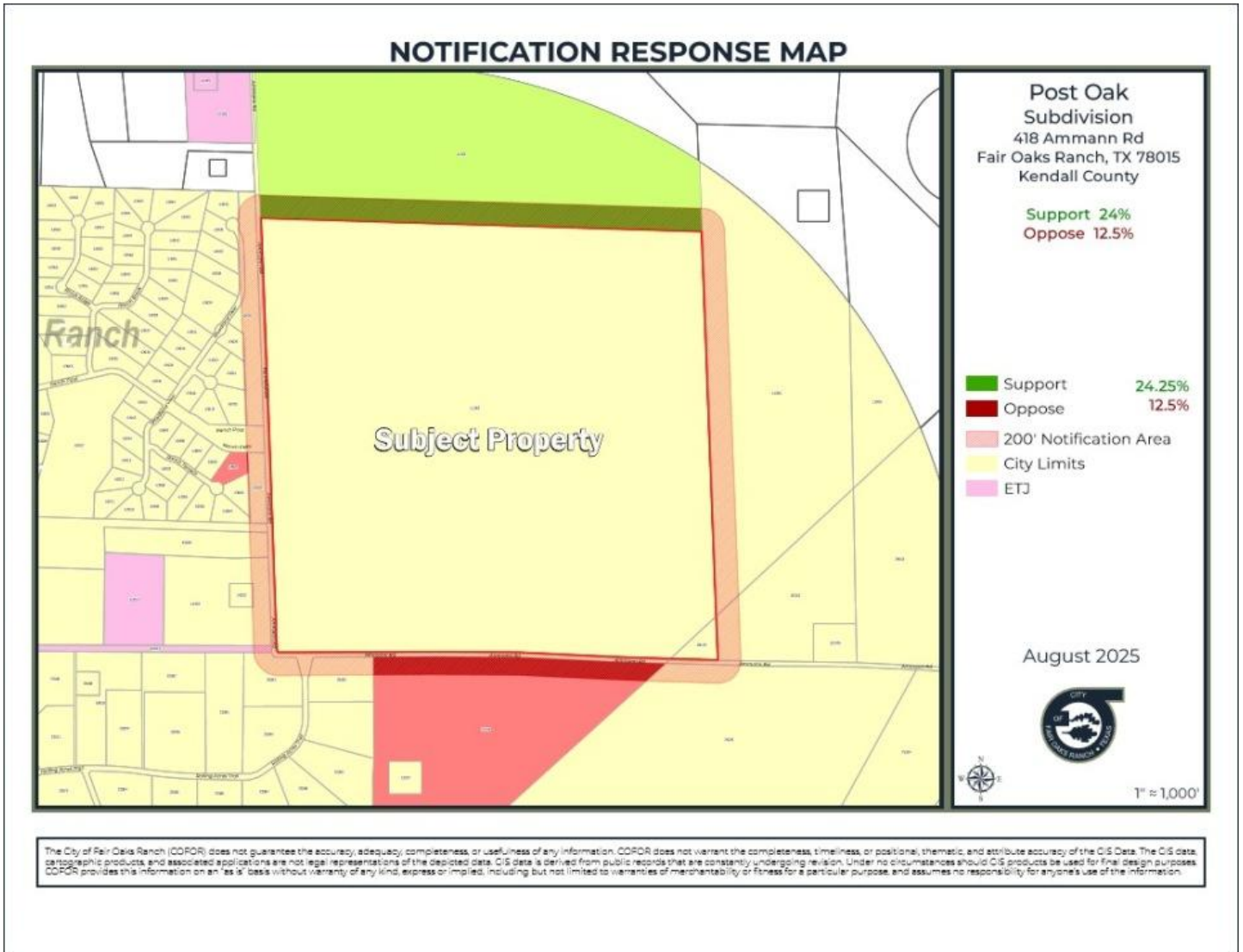
## EXHIBIT C



# EXHIBIT D Notification Map



## EXHIBIT E







# Public Comment Form

(RETURN THIS FORM TO)

City of Fair Oaks Ranch  
Engineering Department  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

RE: **(Application No. CPA# 2025-01 and ZC# 2025-01)**

This form may be used for the purpose of expressing your views on the requested future land use map amendment and zoning designation. Please complete this form and return it to the City of Fair Oaks Ranch Engineering Department prior to the Public Hearing Dates.

All comments **MUST** be returned by the start of either of the Public Hearings on **August 14, 2025**, and **August 21, 2025**. To have your comments included in the meeting agendas, the City of Fair Oaks Ranch Engineering Department must receive the comments by **August 6, 2025**, for Planning and Zoning Commission, and **August 13, 2025**, for City Council.

Name	
Address	
Date	
Action	Please circle one: <b>FOR</b> <b>AGAINST</b>
Comments	

# Public Comment Form

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City of Fair Oaks Ranch  
Engineering Department  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

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Name	
Address	
Date	
Action	Please circle one: <b>FOR</b> <b>AGAINST</b>
Comments	



RECEIVED AUG 13 2025

## Public Comment Form

(RETURN THIS FORM TO)

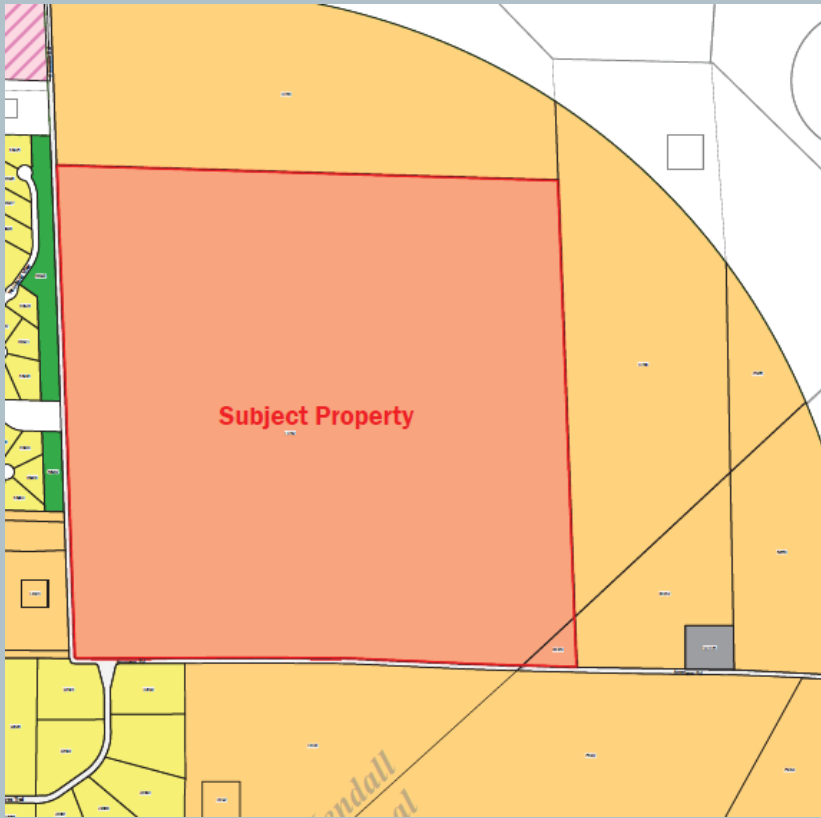
City of Fair Oaks Ranch  
 Engineering Department  
 7286 Dietz Elkhorn  
 Fair Oaks Ranch, Texas 78015

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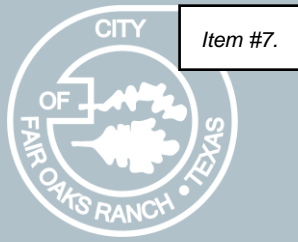
Name	Paul D. Chibe
Address	40 Ranch Terrace Fair Oaks Ranch, TX 78015
Date	August 11, 2025
Action	Please circle one: <b>FOR</b> <b>AGAINST</b>
Comments	<p>1. Given the issues with water availability and cost in FOR, what plans have been made to provide water to this planned development?</p> <p>2. Where is the proposed entrance to the development? To manage traffic on Amman and on Rolling Acres Trail and on Meadows Creek Trail the entrance should be placed near 3351 on Amman Road. It should not be placed near the entrance to Stone Creek Ranch for safety and traffic management. Why has this information not been made public?</p> <p>3. Does the current FOR taxpayer or the developer pay for infrastructure and improvements needed to handle the needs of the proposed development ?</p> <p><b>Given the impact to density, and impact to traffic and quality of life on Amman Road and surrounding streets, the original zoning of 5 acre lots should be kept.</b></p>



# City Council Public Hearing Post Oak FLUM Amendment

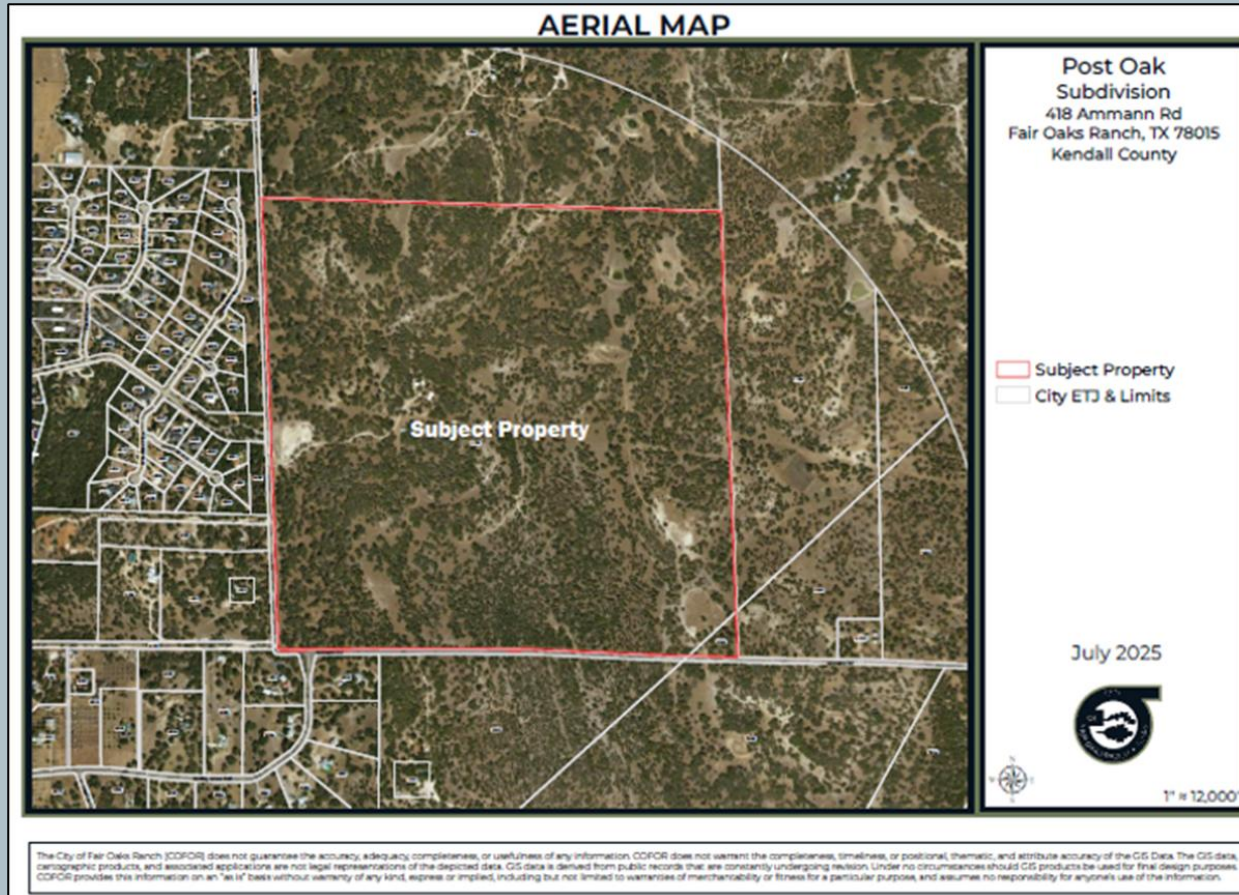
August 21, 2025

CPA# 2025-01



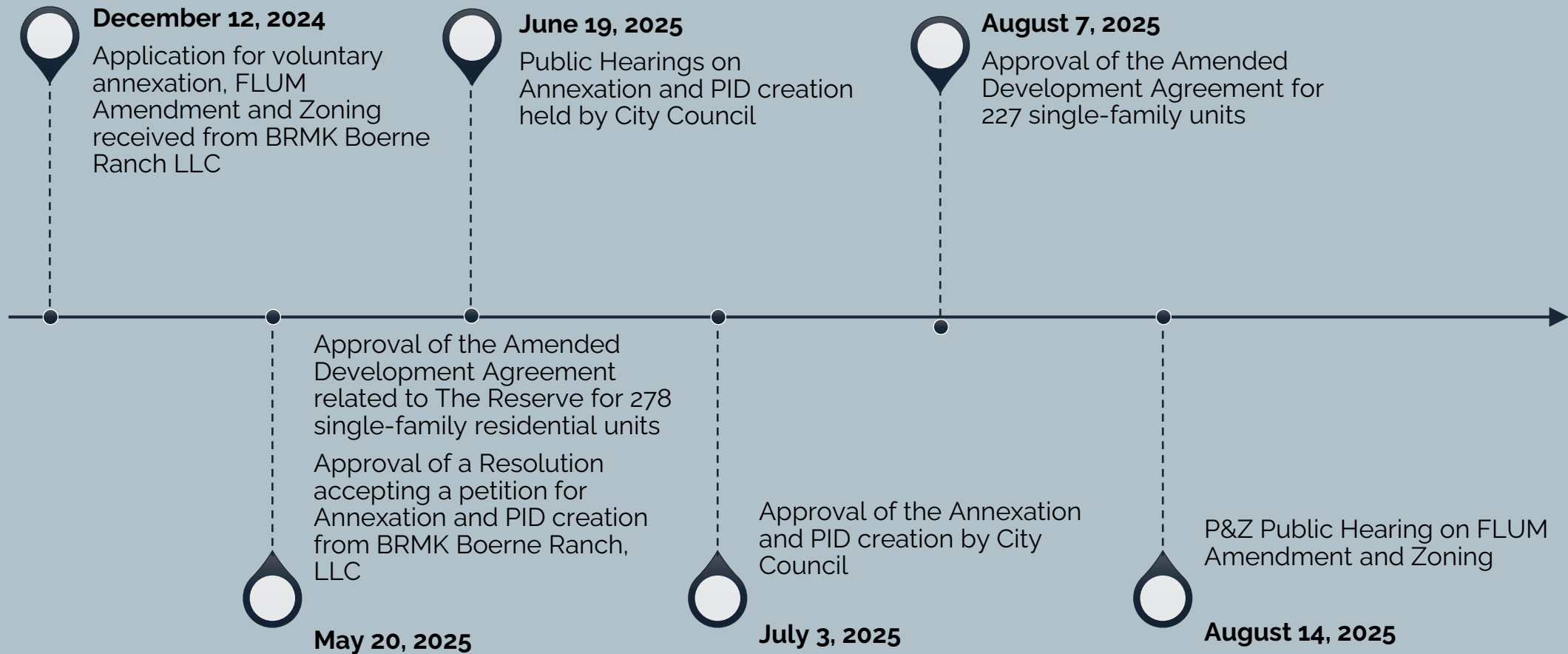
Jessica Relucio, ENV SP  
City Planner

# Introduction

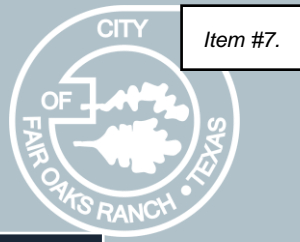


- Located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west
- Request to amend the Comprehensive Plan for a land use classification of +/- 344.6 acres
- Current land use is Rural Residential (RR)
- Proposed land use is Neighborhood Residential (NR)

# Property History



# FLUM and Zoning District Description



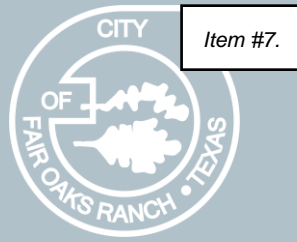
## Rural Residential (Existing)

FLUM	Zoning
Single-family residential and associated uses	Setbacks: 50' front, 25' street, side, and rear
Lot Size: 5 Ac.	
Generally not served by urban infrastructure, such as City sewer service. The district is intended to retain a rural character.	

## Neighborhood Residential (Proposed)

FLUM	Zoning
Low-to-medium density development	Setbacks: 25' front, 15' street, 10' side, and 20' rear
Lot Size: 1 Ac.	
Pedestrian-friendly residential neighborhoods, protected from incompatible uses.	

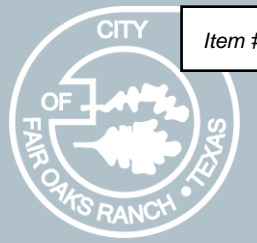
# Reason for Request



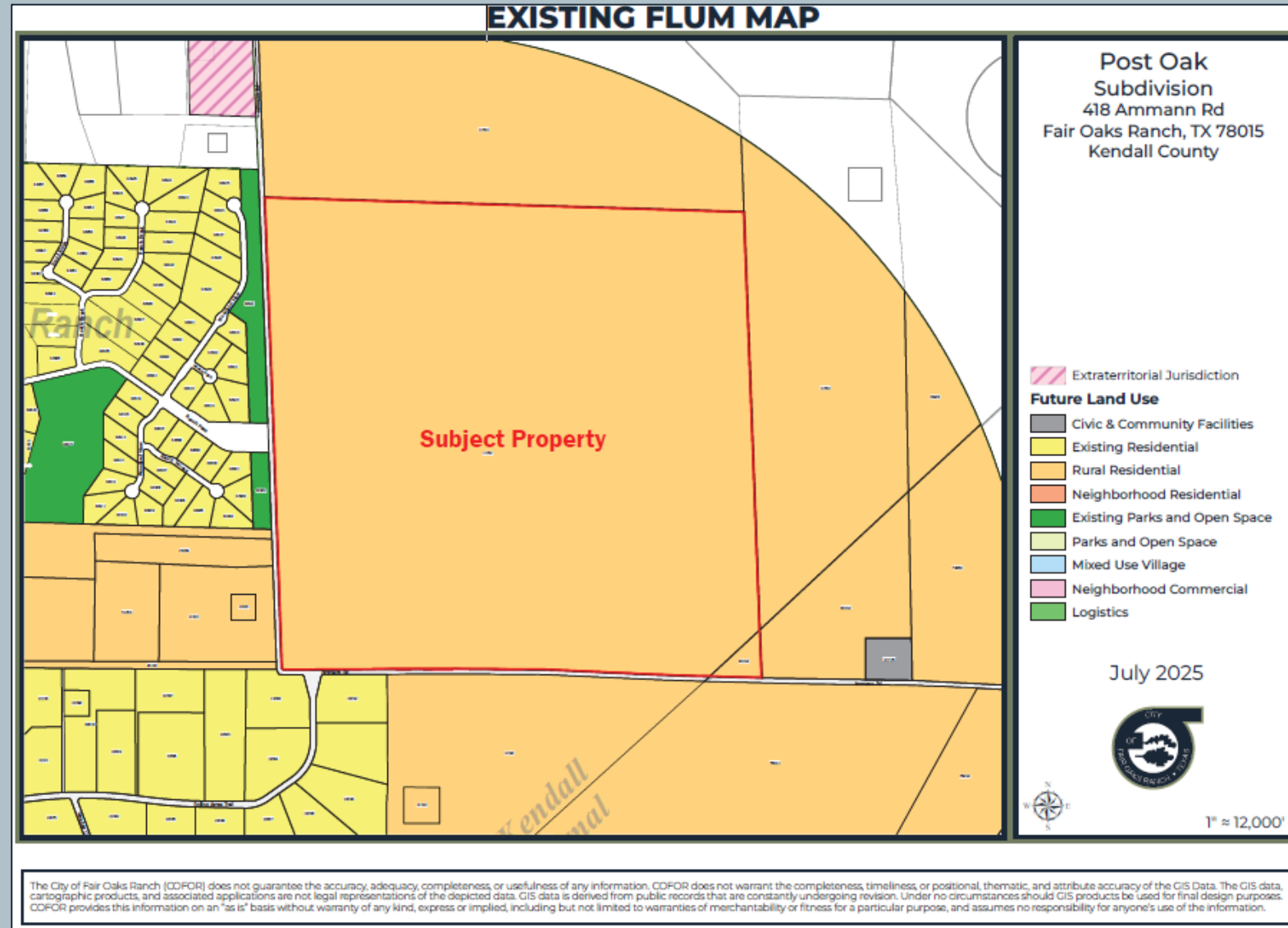
- Reclassification as Neighborhood Residential (minimum one-acre lots) aligns with the approved Development Agreement
- Designating NR will allow for the associated zoning



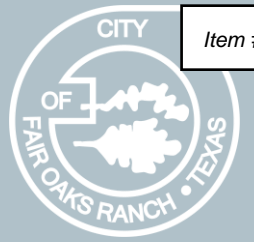
# Future Land Use Map (Existing)



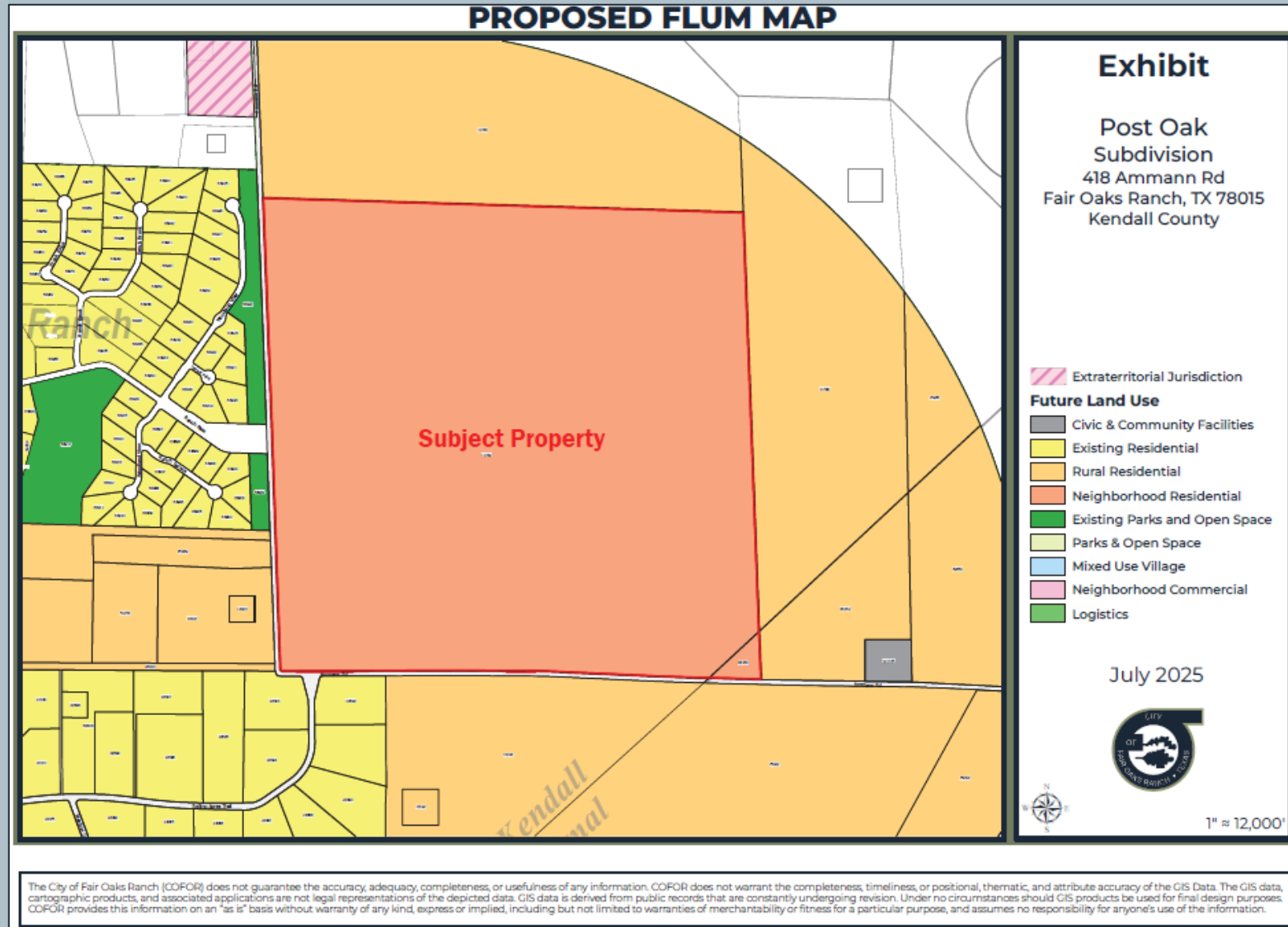
Item #7.



# Future Land Use Map (Proposed)

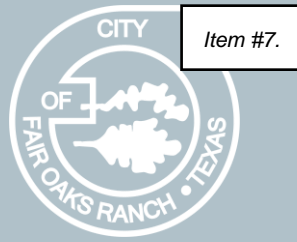


Item #7.





# Comprehensive Plan



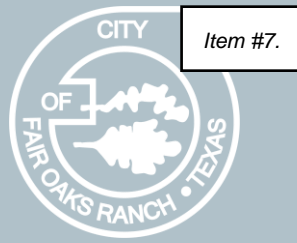
- City of Fair Oaks Ranch Comprehensive Plan adopted in June 2018
- The Future Land Use Map (FLUM) is part of the Comprehensive Plan
- Past amendments:
  - June 2020 (The Arbors)
  - June 2024 (The Oak Bend Estates)
- Process: requires Public Hearings and P&Z recommendation to City Council with two readings by City Council

# Criteria for Review – Comprehensive Plan

Comprehensive Plan principles, goals, and objectives to incorporate and protect:

1. Suburban and rustic character
2. Greenery, trees, trails, open spaces, and natural beauty in developments
3. Water resources, natural resources, and wildlife
4. High-quality construction and infrastructure

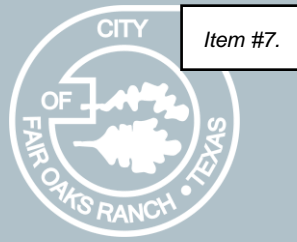
# Criteria for Review – UDC



UDC Section 3.7 (1) - The City Council will consider the following:

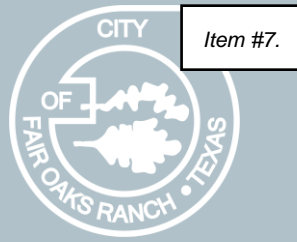
1. Health, safety, or general welfare of the City
2. Future Land Use of the Comprehensive Plan
3. Goals and objectives of the Comprehensive Plan
4. Unified Development Code Compliance
5. Other criteria deemed relevant and important by the City Council  
in relationship to the proposed amendment

# Public Notices/Comments



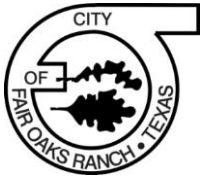
- All public hearing requirements, as prescribed in LGC and UDC:
  - Notice was published in the Boerne Star on July 27, 2025
  - Abutting residents within 200 feet of the property were notified via US Mail
  - Signage posted on the property
  - Notice was posted to the City's website
- Summary of responses from within the notification area
- Application available for viewing at the Engineering Department

# Next Steps



## City Council

- August 21, 2025 - The City Council will hold a public hearing on the Zoning designation ordinance, consider ordinances for the FLUM amendment and Zoning designation, and act on the first reading of the ordinances
- September 4, 2025 – The City Council will consider and act on the final reading of the ordinances



## CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: 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)

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

### **INTRODUCTION/BACKGROUND:**

In December 2024, staff received applications from Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC, for Annexation, Future Land Use Map (FLUM) amendment, and Zoning designation 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.

On May 20, 2025, an amended development agreement providing for 278 single-family residential units with one (1) acre minimum lots was approved by the City Council. On July 3, 2025, annexation of the subject property was approved by the City Council. On August 7, the development agreement was amended to reflect 227 single-family residential units.

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 zoning process requires public hearings by the Planning and Zoning Commission (P&Z) and the City Council. P&Z held the public hearing on August 14, 2025, and recommended approval to the City Council. Additionally, Section 6.02 of the Development Agreement states that the City shall permanently zone the property within 180 days after annexation.

The applicant requested a zoning designation of Neighborhood Residential (NR), which aligns with the Future Land Use Map (FLUM) amendment classification of NR. The NR zoning district requires a minimum lot size of one acre.

### **CRITERIA FOR REVIEW:**

Texas Local Government Code Chapter 211 Municipal Zoning Authority authorizes municipalities to designate or rezone lots that meet the FLUM classification as portrayed in the Comprehensive Plan. This proposed zone designation is consistent with the FLUM amendment request considered earlier in the agenda and with the following Comprehensive Plan principles, goals, and objectives:

1. Preserve the suburban, rustic character and quality of life that attracted residents to Fair

Oaks Ranch as a defining trait of the community.

2. As the City builds out, incorporate greenery, trees, trails, open spaces and opportunities to see and enjoy the natural splendor of the Hill Country into new neighborhoods and the community at large. Protect water resources, natural resources and wildlife.
3. Demand high-quality construction and infrastructure from new developers, based on the Fair Oaks Ranch vision.

UDC Section 3.7 (4) states zoning changes may be approved by the City Council when the following standards are met:

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:**

As required for a zoning designation change, a notice of the public hearing was published in the Boerne Star newspaper on July 27, 2025. Additionally, and depicted in the **Exhibit E** map, abutting residents were notified of the public hearing via US Mail. Staff posted notice of public hearing signs at the subject property, and the public hearing notice was posted to the City's website. Written responses received from the public as of Wednesday, August 6<sup>th</sup>, 2025, are attached as **Exhibit F**.

#### **NEXT STEPS:**

Following the public hearing, the City Council will consider the zone designation request.

- September 4 – The City Council will consider and act on the final reading of the ordinance.

#### **LEGAL ANALYSIS:**

The public hearing demonstrates compliance with the requirements as prescribed in Texas Local Government Code and the City's Unified Development Code.

#### **EXHIBITS:**

- A. Universal Application and Specific Application (Rezoning/FLUM Amendment)
- B. Subject Property Aerial Map
- C. Future Land Use Map (FLUM) - Existing and Proposed
- D. Zoning Map - Existing and Proposed
- E. Notification Map
- F. Property Owner Response Map and Written Responses Received



**BROWN & MCDONALD**  
ATTORNEYS AT LAW

December 12, 2024

City of Fair Oaks Ranch  
City Manager  
Scott Huizenga  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015

**Re:** Application for Rezoning/Future Land Use Map Amendment (*see* **Exhibit “A”**) of the +/- 344.6 Acres of Property Bordered by Ammann Road on the South and West and Within the Extraterritorial Jurisdiction of Fair Oaks Ranch, Texas (the **“Subject Property”**)

Dear Mr. Huizenga:

The undersigned, being the owner (hereinafter, the **“Property Owner”**), in fee simple of 344.6 acres of land (more fully described in **Exhibit “B”**, in the attached survey map and metes and bounds description) located in the Extraterritorial Jurisdiction (**“ETJ”**) of Fair Oaks Ranch, Texas, submits this Letter of Intent (**“LOI”**) by its representative’s signature below, to the City of Fair Oaks Ranch (**“City”**), for the full purpose expressing its intent to rezone the Subject Property, and amend the City’s Future Land Use Map (**“FLUM”**) in accordance with the provisions of the City Unified Development Code (**“UDC”**) (*see* **Exhibit “C”** for Signature Authority; *see* **Exhibit “D”** for Maps of Subject Property).

The Property is currently undeveloped and generally located north of Ammann Road and bordered by Ammann Road to the south and west in the extraterritorial jurisdiction. The Property Owner intends to develop the Subject Property for the Post Oak single-family residential subdivision (the **“Project”**; *see* **Exhibit “F”**) including a Public Improvement District. A voluntary request for annexation into the full purpose jurisdiction of the City of Fair Oaks Ranch has been submitted to the City and upon annexation of the Subject Property (and concurrently therewith), the Property Owner also requests the City (but, such request is not meant to make this Letter in any way contingent or conditional, such being unconditional and absolute but subject to the requirements of Section 43.0671, et seq. of the LGC) to provide the base district zoning of Neighborhood Residential. The requested base district is not compatible with the current FLUM and therefore a FLUM amendment to Neighborhood Residential has been submitted. The current base district of Rural Residential restricts the minimum lot size to five (5) acres. Rezoning the Subject Property to Neighborhood Residential reduces the minimum lot size to one (1) acre will allow for the development of approximately 278 single family homes on 1-acre lots.

The Property Owner submits this LOI based on its intent to develop the Subject Property into the Post Oak subdivision and zoning of Neighborhood Residential is required for the development of the Subject Property. The undeveloped property has an appraised value of \$3,933,480 but once completed with have an estimated appraised value of \$332,000,000. Upon successful annexation and rezoning, the Property



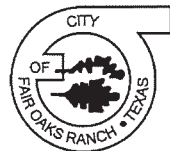
Owner expects construction to start in the third quarter of 2025. Construction completion is projected in - 2035. All dates are pending City and State approval on all associated permits.

If there is any additional information or documentation that we can provide to assist in your review of this Letter of Intent, please do not hesitate to contact me at (210) 429-7901.

Sincerely,

BROWN & MCDONALD PLLC

BY: 



## City of Fair Oaks Ranch

## EXHIBIT A

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. [awade@fairoaksranchtx.org](mailto:awade@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://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: Post Oak/ 418 Ammann Rd Acreage: +/- 344.62  
Brief Description of Project: Residential Subdivision  
Is property platted? ☒ No ☐ Yes Subdivision name: \_\_\_\_\_ No. of Lots: + 277  
Recordation #: \_\_\_\_\_ Parcel(s) Tax ID#: 11782  
Existing Use: Undeveloped Proposed Use: Single family residential subdivision  
Current Zoning: Rural Residential Proposed Zoning: Neighborhood Residential  
Occupancy Type: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_ Bed #: \_\_\_\_\_ Bath #: \_\_\_\_\_ Car Garage #: \_\_\_\_\_  
Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☒ Septic ☐ Public

## PROPERTY OWNER INFORMATION

Owner: BMRK Boerne Ranch, LLC Contact Name: James Stockhausen  
Address: 160Newport Center Drive, Suite 240 City/State/ZIP: Newport Beach, CA 92660  
Phone: (949) 333-0328 Email: james.stockhausen@readycapital.com

## APPLICANT INFORMATION

Applicant/Developer: Brown & McDonald, PLLC Contact Name: Caroline McDonald  
Address: 100 NE Loop 410 Ste 1385 City/State/ZIP: San Antonio, TX 78216  
Phone: (210) 429-7931 Email: caroline@brownmcdonaldlaw.com

## KEY CONTACT INFORMATION

Name of the Individual: Brown & McDonald PLLC Contact Name: Caroline McDonald  
Address: 100 NE Loop 410 Ste 1385 City/State/ZIP: San Antonio, TX 78216  
Phone: (210) 429-7931 E-mail: caroline@brownmcdonaldlaw.com

Signature: Caroline McDonald Digitally signed by Caroline McDonald  
Date: 2024.12.12 16:51:34 -06'00' Date: 12.12.24

Print Name: Caroline McDonald

(Signed letter of authorization required if the application is signed by someone other than the property owner)

## \*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

DATE REC'D: Dec.12 2024 BY: City Manager  
FEES PAID: Completed APPROVED BY: Engineer  
DATE APPROVED: Dec. 16, 2024  
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

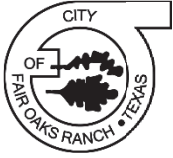
Water Heater or Water Softener

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.



## City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

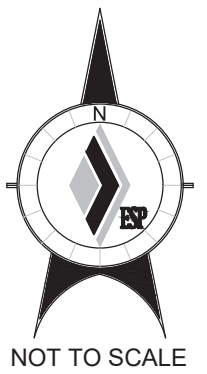
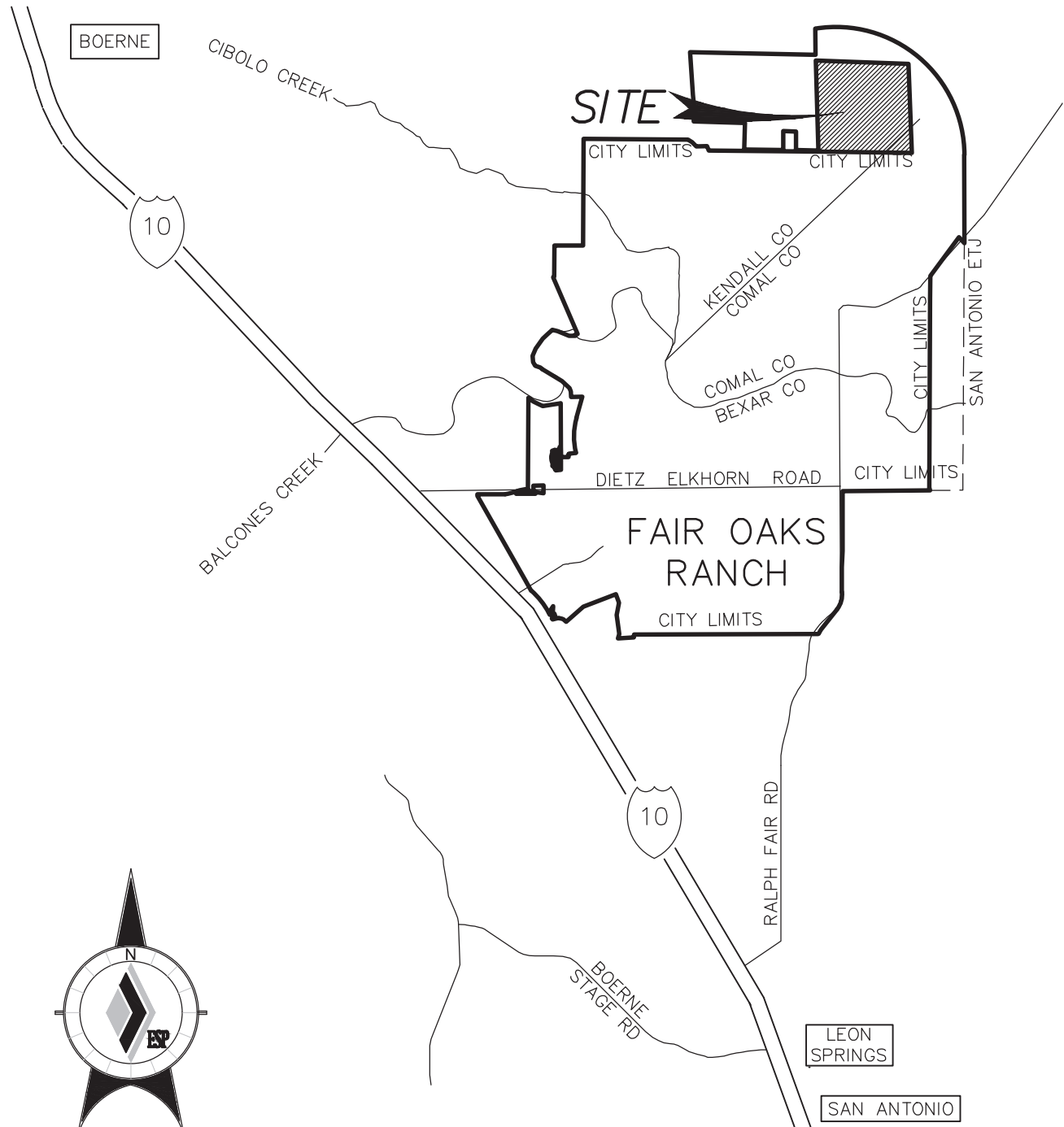
PH: (210) 698-0900 FAX: (210) 698-3565 [awade@fairoaksranchtx.org](mailto:awade@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

## S2 SPECIFIC APPLICATION FORM – REZONING/ FUTURE LAND USE MAP AMENDMENT

### Section 3.7 of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed.

- Pre-Application Conference prior to application submittal.
- Concept plan approval (if required).
- A completed Universal Application and checklist signed by the owner/s of the property.
- A title report.
- Payment of all other applicable fees (see Schedule of Fees).
- A copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the zone change is heard at the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.



Dec 11, 2024 - 5:24pm  
R:\35-00461\Engineering\UWP\Location Map Exhibit.dwg



ESP Associates, Inc.

12940 Country Pkwy  
San Antonio, TX 78216  
(210) 349-3271  
TBPE FIRM #17252  
www.espassociates.com

LOCATION MAP EXHIBIT

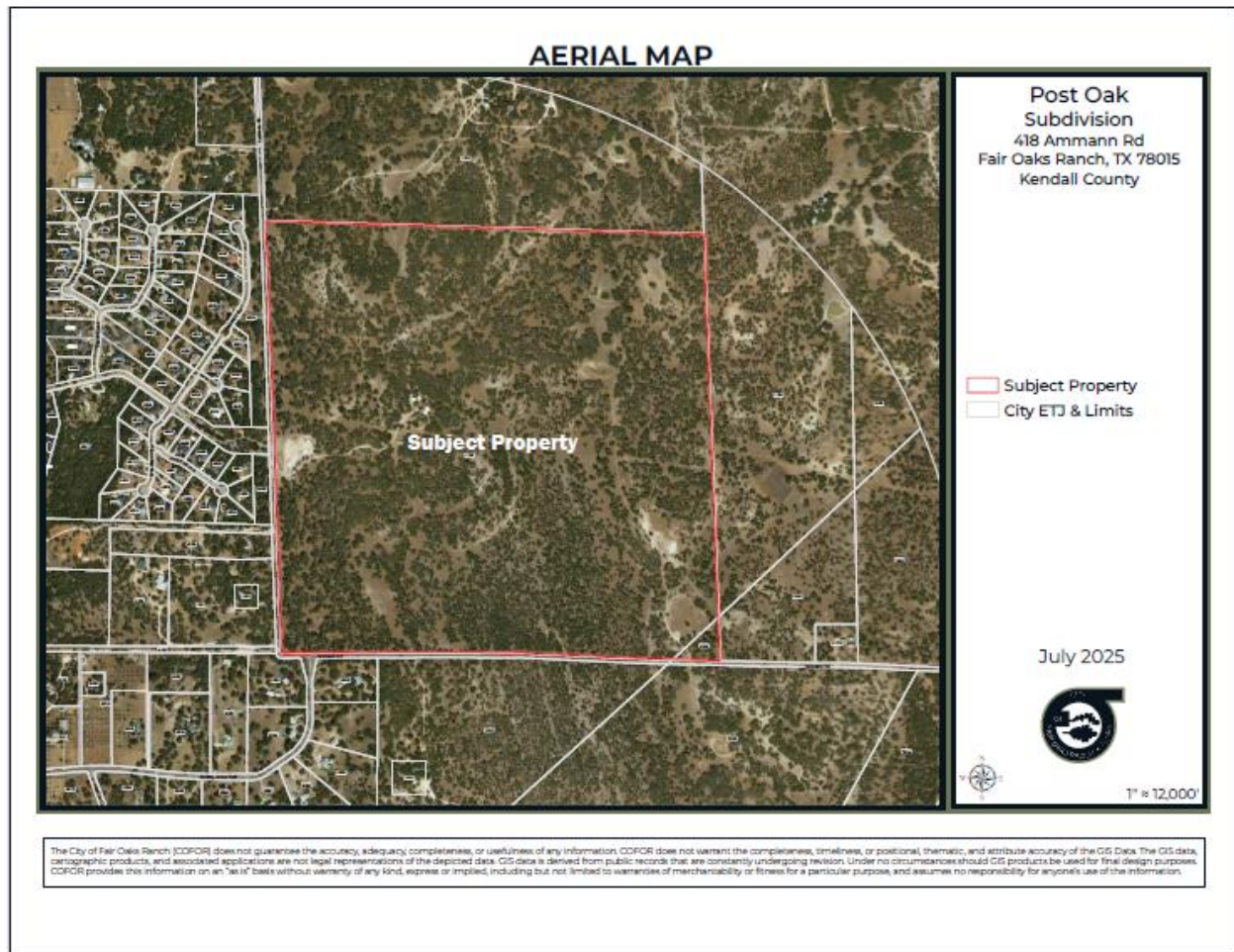
POST OAK SUBDIVISION

PROJ No. 24-01658

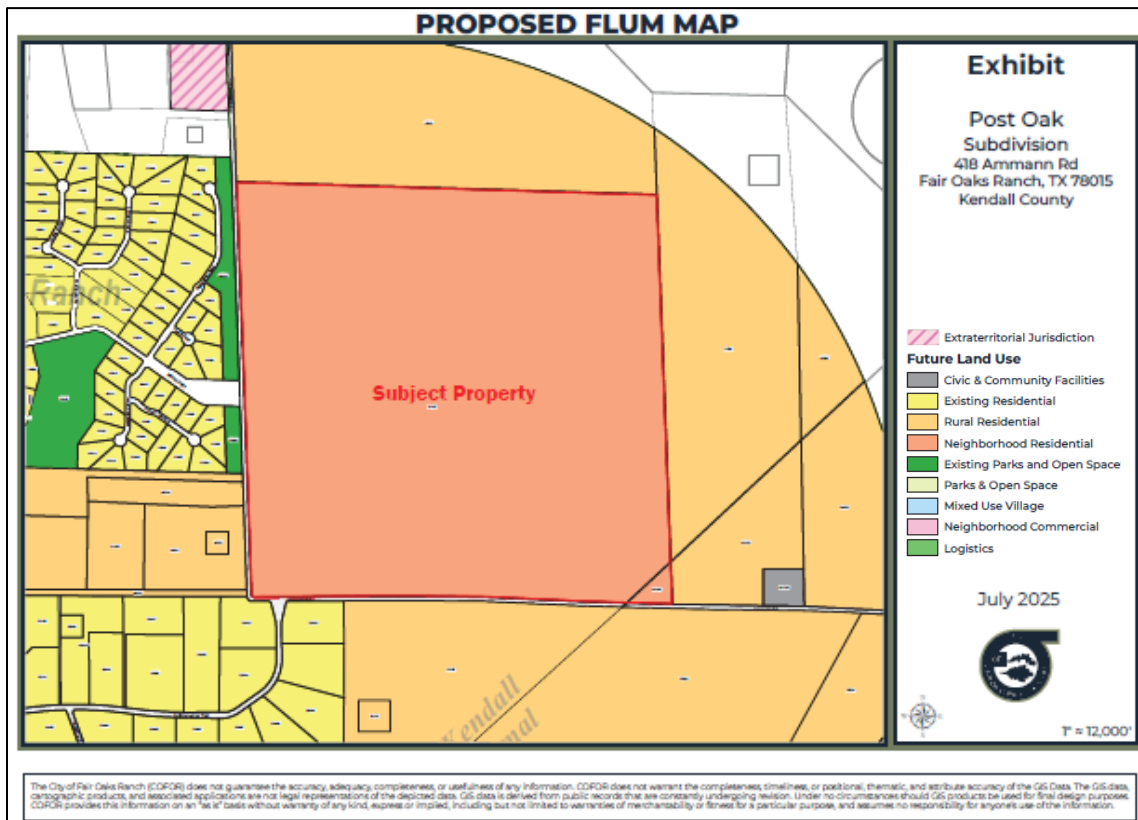
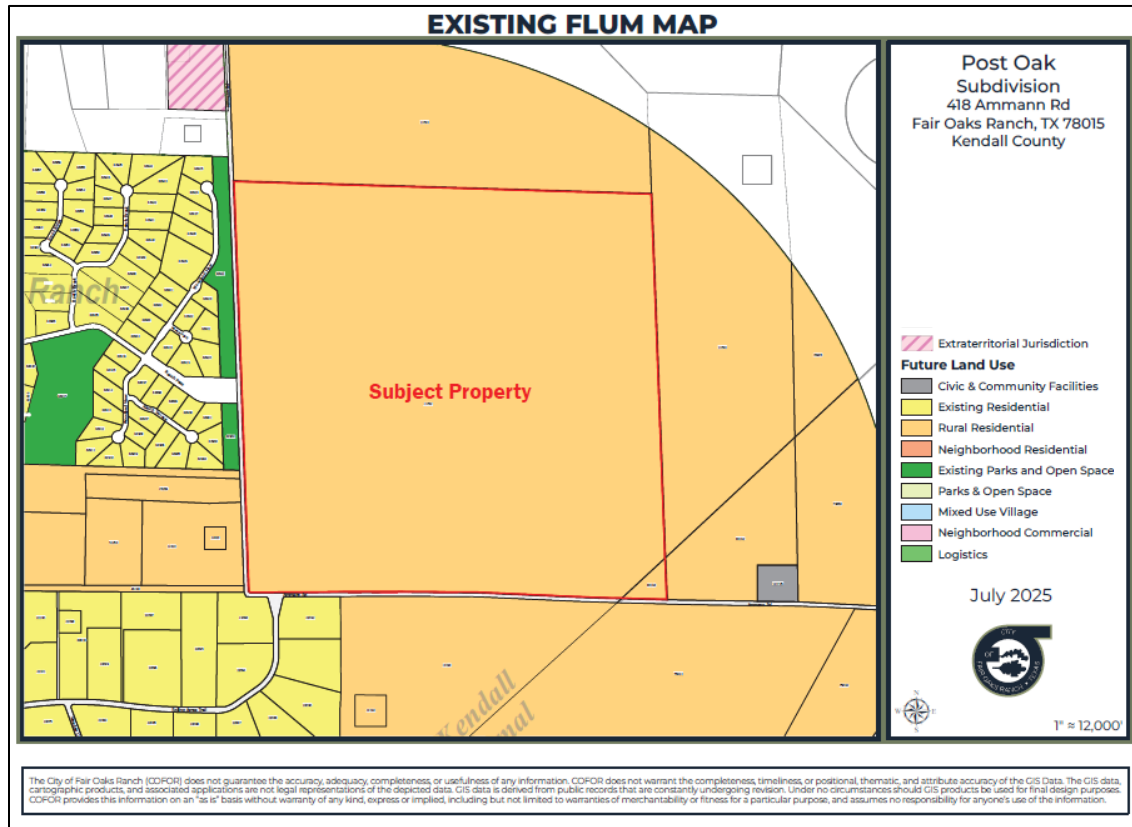
DATE: DEC 11, 2024



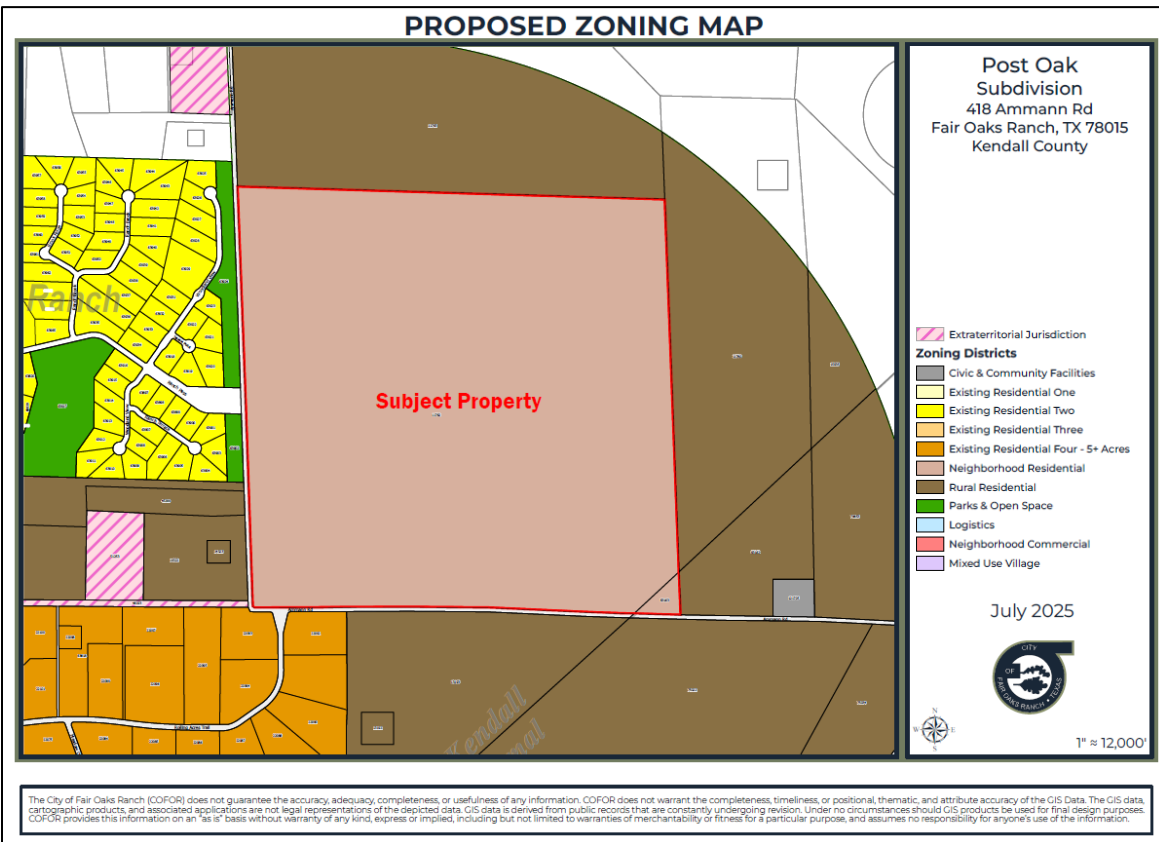
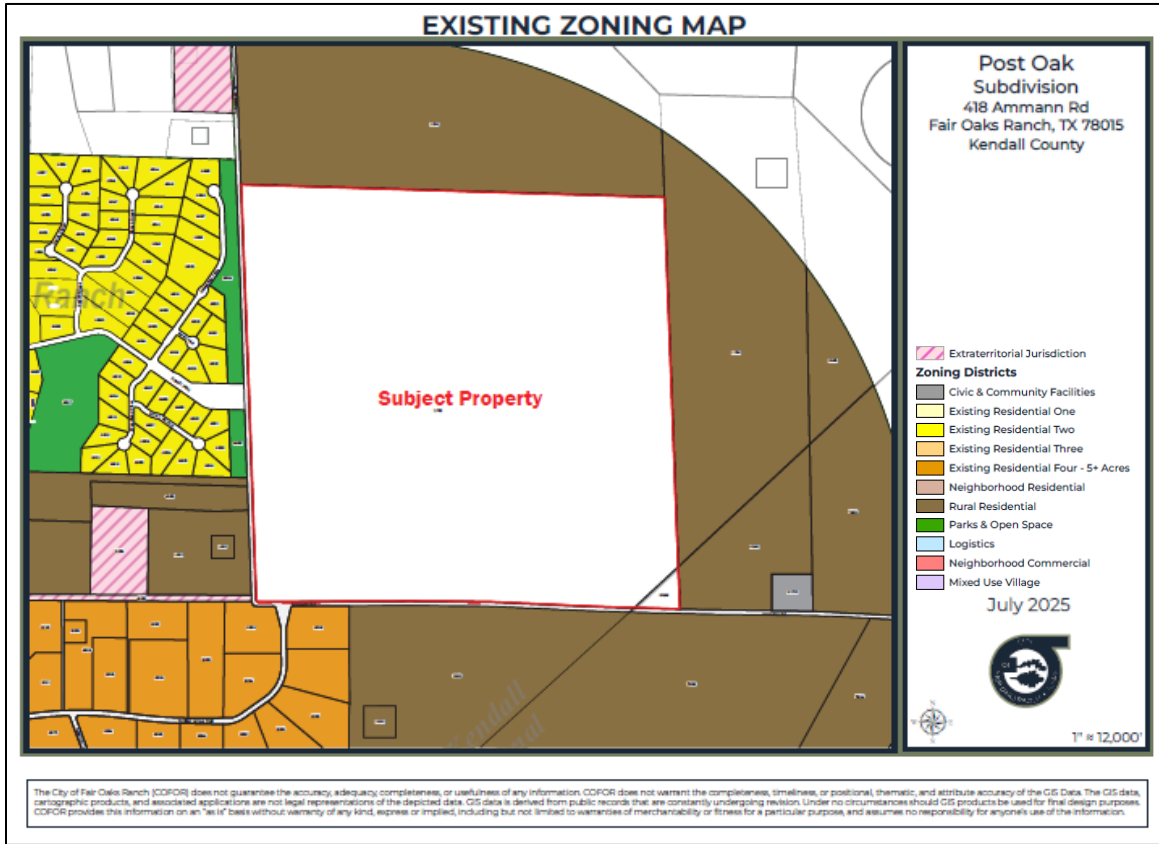
## EXHIBIT B



## EXHIBIT C



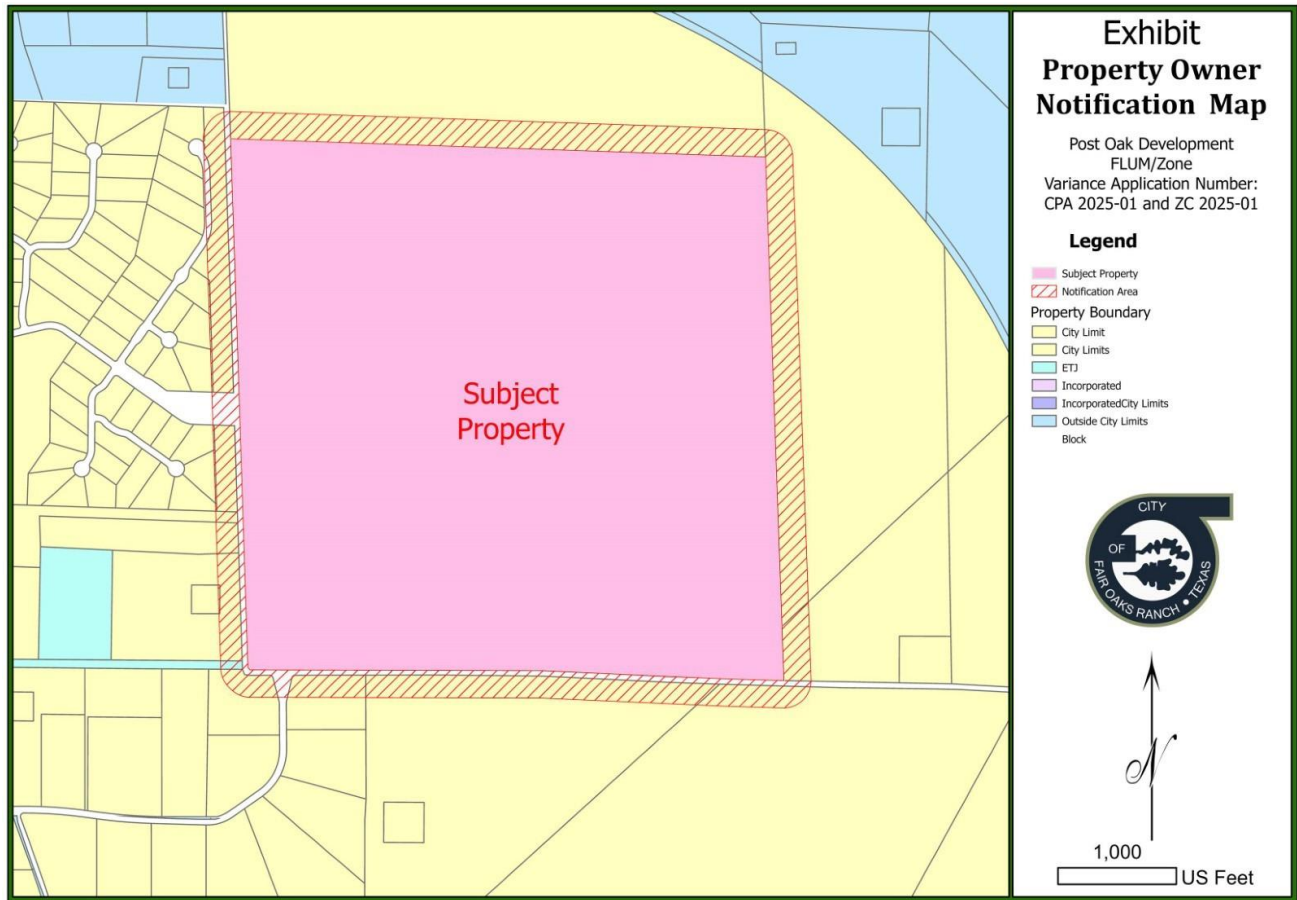
## EXHIBIT D





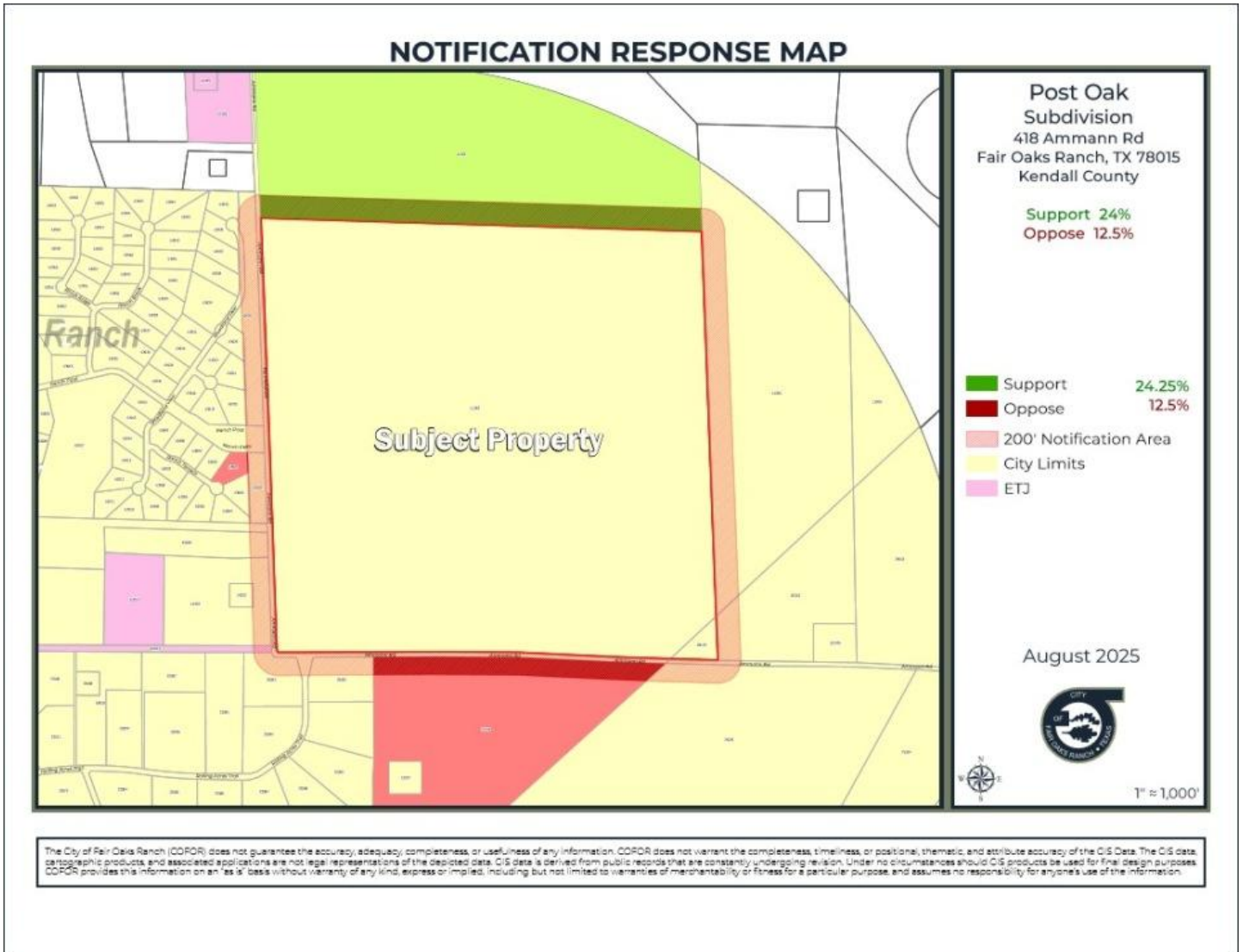
# EXHIBIT E

## Notification Map



Disclaimer – 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 F





# Public Comment Form

(RETURN THIS FORM TO)  
City of Fair Oaks Ranch  
Engineering Department  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

RE: (Application No. CPA# 2025-01 and ZC# 2025-01)

This form may be used for the purpose of expressing your views on the requested future land use map amendment and zoning designation. Please complete this form and return it to the City of Fair Oaks Ranch Engineering Department prior to the Public Hearing Dates.

All comments **MUST** be returned by the start of either of the Public Hearings on **August 14, 2025**, and **August 21, 2025**. To have your comments included in the meeting agendas, the City of Fair Oaks Ranch Engineering Department must receive the comments by **August 6, 2025**, for Planning and Zoning Commission, and **August 13, 2025**, for City Council.

Name	
Address	
Date	
Action	Please circle one: <b>FOR</b> <b>AGAINST</b>
Comments	

# Public Comment Form

(RETURN THIS FORM TO)

City of Fair Oaks Ranch  
Engineering Department  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

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Name	
Address	
Date	
Action	Please circle one: <b>FOR</b> <b>AGAINST</b>
Comments	



RECEIVED AUG 13 2025

## Public Comment Form

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City of Fair Oaks Ranch  
 Engineering Department  
 7286 Dietz Elkhorn  
 Fair Oaks Ranch, Texas 78015

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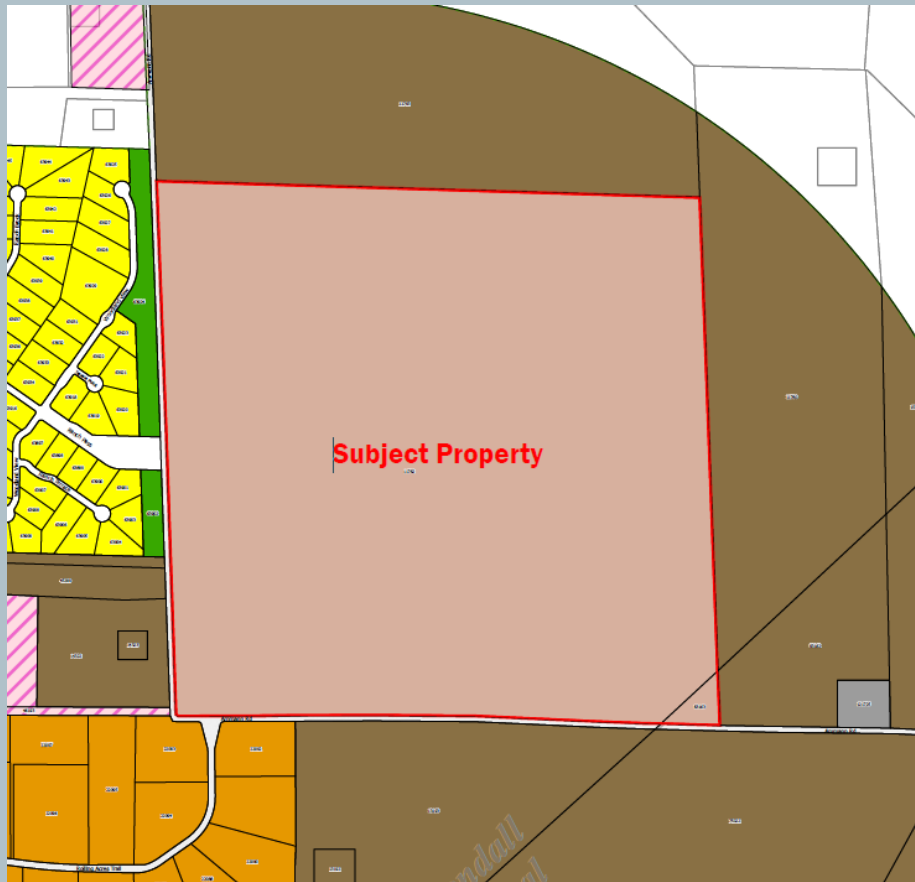
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Name	Paul D. Chibe
Address	40 Ranch Terrace Fair Oaks Ranch, TX 78015
Date	August 11, 2025
Action	Please circle one: <b>FOR</b> <b>AGAINST</b>
Comments	<p>1. Given the issues with water availability and cost in FOR, what plans have been made to provide water to this planned development?</p> <p>2. Where is the proposed entrance to the development? To manage traffic on Amman and on Rolling Acres Trail and on Meadows Creek Trail the entrance should be placed near 3351 on Amman Road. It should not be placed near the entrance to Stone Creek Ranch for safety and traffic management. Why has this information not been made public?</p> <p>3. Does the current FOR taxpayer or the developer pay for infrastructure and improvements needed to handle the needs of the proposed development ?</p> <p><b>Given the impact to density, and impact to traffic and quality of life on Amman Road and surrounding streets, the original zoning of 5 acre lots should be kept.</b></p>

# City Council Public Hearing Post Oak Zone Designation

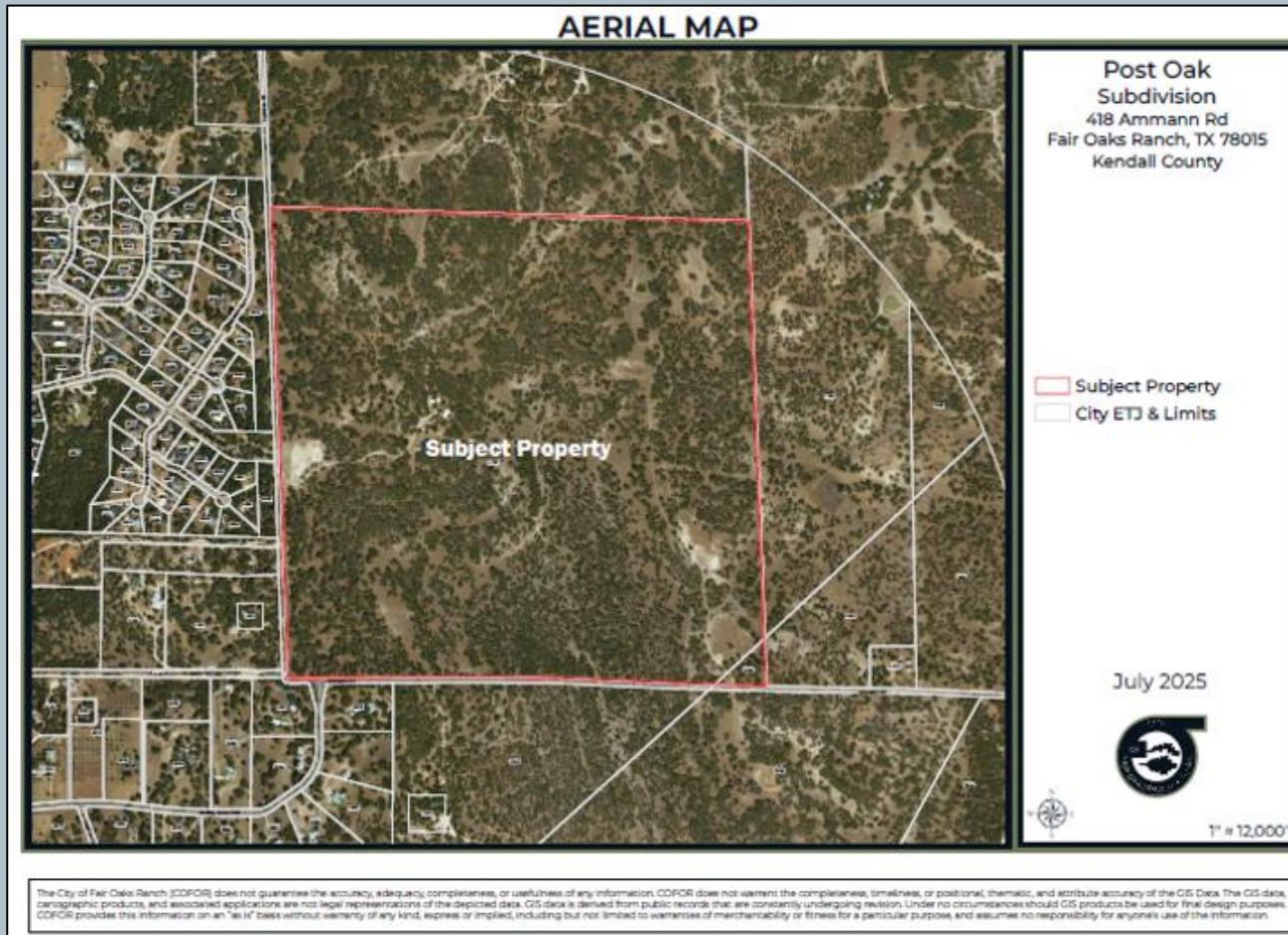
August 21, 2025

ZC# 2025-01



Jessica Relucio, ENV SP  
City Planner

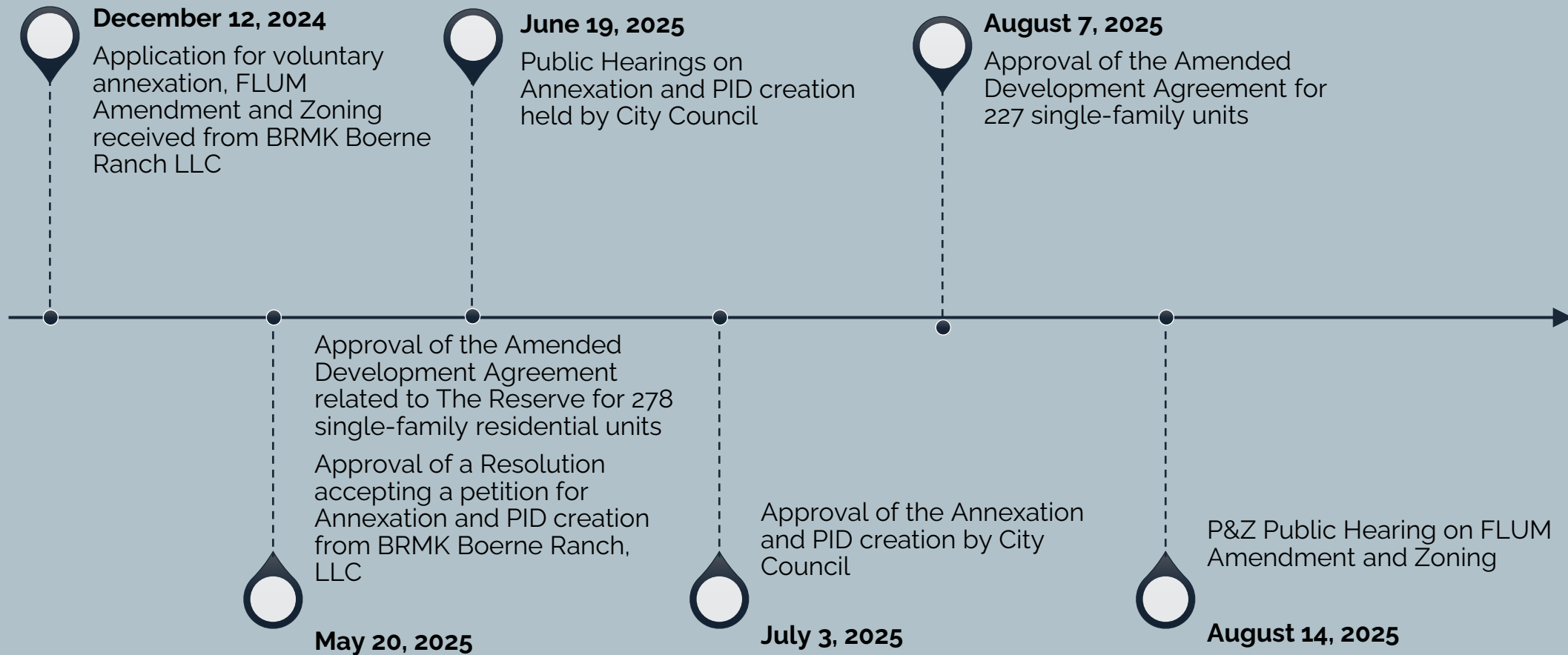
# Introduction



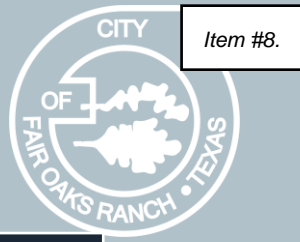
- Located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west.
- Request to designate zoning (Rezone) for approximately 344.6 acres
- Current zone is Rural Residential (RR)
- Proposed zone is Neighborhood Residential (NR)



# Property History



# FLUM and Zoning District Description



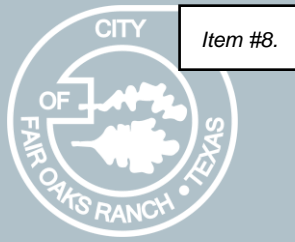
## Rural Residential (Existing)

FLUM	Zoning
Single-family residential and associated uses	Setbacks: 50' front, 25' street, side, and rear
Lot Size: 5 Ac.	
Generally not served by urban infrastructure, such as City sewer service. The district is intended to retain a rural character.	

## Neighborhood Residential (Proposed)

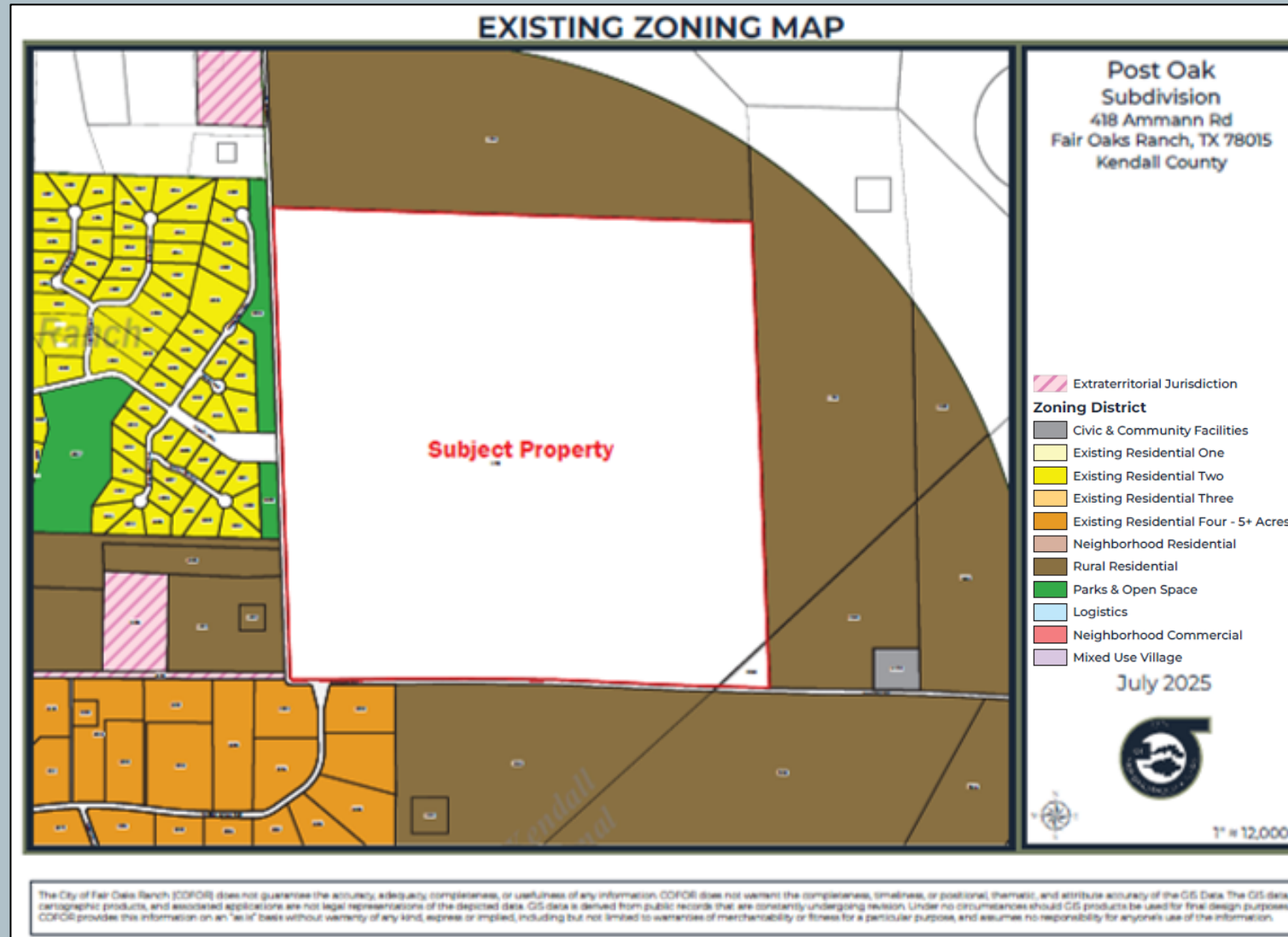
FLUM	Zoning
Low-to-medium density development	Setbacks: 25' front, 15' street, 10' side, and 20' rear
Lot Size: 1 Ac.	
Pedestrian-friendly residential neighborhoods, protected from incompatible uses.	

# Reason for Request

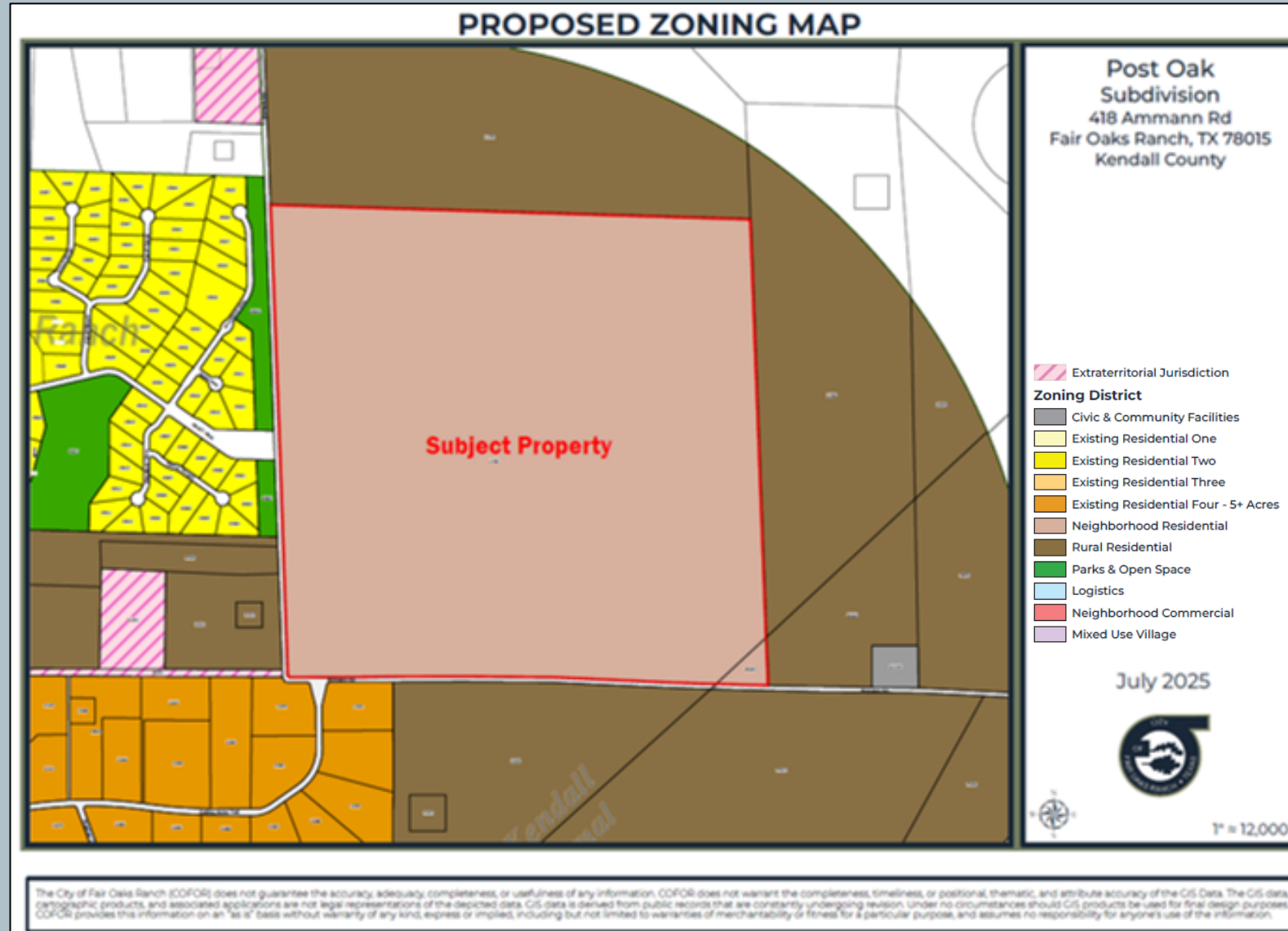


- One-acre lots to meet the Development Agreement
- Allow correct development to meet the Development Agreement and necessary FLUM designation
- Designating NR will allow for the associated rezoning

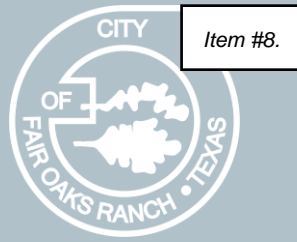
# Zoning Map (Existing)



# Future Land Use Map (Proposed)

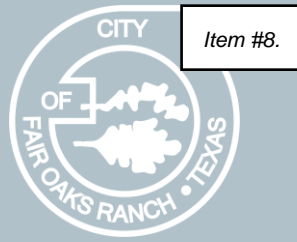


# Rezoning



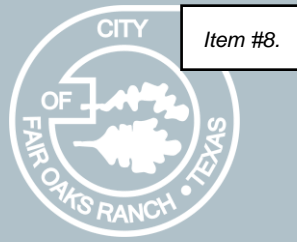
- Following the 2018 Comprehensive Plan, the zoning regulations became effective in 2019
- Zoning Districts are designated in accordance with the Future Land Use Map (FLUM) of the Comprehensive Plan
- Past Rezones
  - Approved June 2024 (Oak Bend)
  - Approved June 2020 (The Arbors)
- Process: requires Public Hearings and P&Z recommendation to City Council

# Criteria for Review – Comprehensive Plan



- Local Government Code 211 - This proposed zone designation is consistent with FLUM designation NR and with the following Comprehensive Plan principles, goals, and objectives:
  1. Suburban and rustic character
  2. Greenery, trees, trails, open spaces, and natural beauty in developments
  3. Water resources, natural resources, and wildlife
  4. High-quality construction and infrastructure

# Criteria for Review – UDC

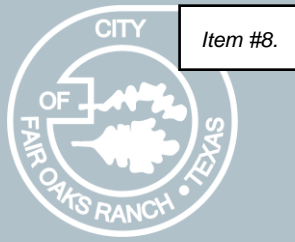


UDC Section 3.7 (4) – The City Council will consider:

- Consistency with the Comprehensive Plan
- The health, safety, or general welfare of the City
- Compatible with and conforms with uses of nearby property
- The property is suitable for uses
- Infrastructure, including roadway adequacy, sewer, water and storm water facilities

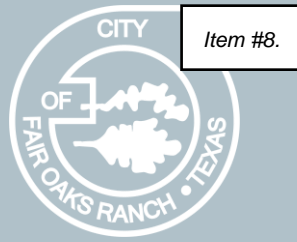


# Public Notices/Comments



- All public hearing requirements, as prescribed in LGC and UDC:
  - Notice was published in the Boerne Star on July 27, 2025
  - Abutting residents within 200 feet of the property were notified via US Mail
  - Signage posted on the property
  - Notice was posted to the City's website
- Summary of responses from within the notification area

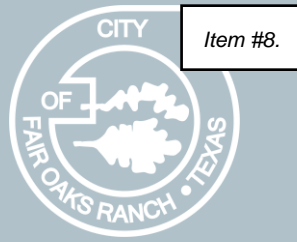
# Staff Recommendation



The City Council should consider the following in approving the proposed Comprehensive Plan amendment:

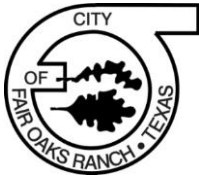
- Accurate reflection of the approved Agreement, as guided by the Comprehensive Plan and UDC
- Allows for the appropriate zoning classification of NR and associating one-acre lot sizes
- Aligns with the UDC, Comprehensive Plan, and approved Agreement
- Post Oak proposes 227 home units as opposed to the previous development agreement for The Reserve, totaling 635 home units.

# Next Steps



## City Council

- August 21, 2025 - Public hearing and consideration of the zoning ordinance, along with the P&Z recommendation
- September 4, 2025 – Second reading and adoption of the ordinance



## CITY COUNCIL CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: 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

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

#### **INTRODUCTION/BACKGROUND:**

In December 2024, staff received applications from Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC, for Annexation, Future Land Use Map (FLUM) amendment, and Zoning designation 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.

On May 20, 2025, an amended development agreement providing for 278 single-family residential units with one (1) acre minimum lots was approved by the City Council. The Council, on July 3, 2025, approved the annexation of the subject property. On August 7, the development agreement was amended to reflect 227 single family residential units.

The applicant requested an amendment to the FLUM classification to create alignment between the FLUM and the development agreement. The current FLUM classification for the subject property is Rural Residential (RR), which requires five (5) acre minimum lots. The appropriate FLUM classification for the subject property is Neighborhood Residential (NR), which entails one (1) acre minimum lots.

On August 14, 2025, the Planning and Zoning Commission held a Public Hearing and recommended approval to the City Council. A comprehensive overview of the proposed Future Land Use Map (FLUM) was provided to the Planning and Zoning Commission which included:

- An assessment of the proposed FLUM changes in relation to the 2018 Comprehensive Plan
- An overview of the application process leading to the proposed FLUM amendment from RR to NR
- An overview of evaluation criteria that need to be considered when amending the FLUM, and
- An overview of the public notice requirements, the City's public notice actions, and comments and comments received

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

1. The proposed FLUM amendment would comply with Texas Local Government Code Chapter 213 Municipal Comprehensive Plans and the Unified Development Code.
2. Supports Strategic Action Plan Priority 2.1 Manage the Physical Development of the City.
3. The proposed FLUM amendment would be consistent with the August 7, 2025, amended development agreement for the subject property, which includes 227 single-family residential units on one-acre minimum lots.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

Ordinance approved as to form by the City Attorney.

**RECOMMENDATION/PROPOSED MOTION:**

The Planning and Zoning Commission recommended that the City Council support the proposed Comprehensive Plan amendment based on the following findings:

1. The proposed amendment aligns with the approved development agreement for the property, which includes 227 single-family residential units on one-acre minimum lots. This represents a significant reduction in lots compared to the original agreement, enables the preservation of geological and drainage features on site, and reduces future demands on the City's water supply and transportation infrastructure.
2. The proposed amendment will permit the appropriate zoning classification of NR to be placed on the property, in accordance with the development agreement.
3. The proposed amendment is consistent with the Comprehensive Plan's guiding principles, goals, and objectives.

Motion: I move to approve 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.

## AN ORDINANCE

**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 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; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Fair Oaks Ranch Comprehensive Plan provides guidance on future land use and zoning; and

**WHEREAS**, on June 21, 2018, the City Council approved the City of Fair Oaks Ranch Comprehensive Plan, which includes a Future Land Use Map (FLUM) that designated the subject property as Rural Residential (RR); and

**WHEREAS**, the Rural Residential (RR) district is intended for land subdivided for single-family residential purposes and related uses, and requires a minimum lot size of five (5) acres while maintaining a rural character; and

**WHEREAS**, on December 16, 2024, Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC filed an application (CPA 2025-01) to amend the Comprehensive Plan changing the Land Use Classification of the subject property from Rural Residential (RR) to Neighborhood Residential (NR) for the Post Oak Subdivision; and

**WHEREAS**, on May 20, 2025, the City Council approved an amended development agreement between the City of Fair Oaks Ranch and the applicant, Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC., allowing for the development of 278 one (1) acre minimum single-family residential lots on land generally bordered by Ammann Road; and

**WHEREAS**, on July 3, 2025, the City Council approved the Post Oak Public Improvement District (PID); and

**WHEREAS**, on August 7, 2025, the development agreement was amended to reflect a reduction to 227 single-family residential units; and

**WHEREAS**, on August 14, 2025, the Planning and Zoning Commission conducted a public hearing on the proposed amendment of the land use classification and, after considering the testimony and evidence, recommended approval to reclassify the subject property to Neighborhood Residential (NR); and

**WHEREAS**, on August 21, 2025, the City Council conducted a public hearing on the proposed change to the land use classification and, after considering the testimony and evidence, made a recommendation of approval of the designation as Neighborhood Residential (NR); and

**WHEREAS**, the City Council determined that the Neighborhood Residential (NR) classification is the appropriate land use designation for the subject property, in a manner consistent with the approved development agreement, the Public Improvement District, and the City's Comprehensive Plan; and

**WHEREAS**, after considering testimony, evidence, and the recommendation of the Planning and Zoning Commission, the City Council finds it to be in the public interest to approve the proposed change of the land use classification to Neighborhood Residential, thereby promoting the health, safety, and general welfare of City residents and protecting the use and enjoyment of property throughout the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:**

- Section 1.** The Property generally known as the Post Oak Subdivision located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west as described in the attached **Exhibit A** is hereby classified as Neighborhood Residential (NR).
- Section 2.** The Official Future Land Use Map of the City of Fair Oaks Ranch shall be revised to reflect the Amendment.
- Section 3.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 4.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.
- Section 5.** That it is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 6.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.
- Section 7.** If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.
- Section 8.** All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.

**Section 9.** This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**Section 10.** This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

**PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 21<sup>st</sup> day of August 2025.**

**PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on reading this 4<sup>th</sup> day of September 2025.**

\_\_\_\_\_  
Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Amanda Valdez, TRMC  
Deputy City Secretary

\_\_\_\_\_  
Denton Navarro Rodriguez Bernal Santee & Zech  
P.C., City Attorney



**FIELD NOTES FOR A 344.6 ACRE TRACT OF LAND**

A **344.6 acre** tract of land, out of the David Bradbury Survey No. 214, Abstract 33, Kendall County, Texas and the David Bradbury Survey No. 214, Abstract 989, Comal County, Texas and being all of a called 344.6 acre tract of land as described of record in Document No. 2023-378661 of the Official Records of Kendall County, Texas, and in Document No. 202306009264, corrected in 202306009477, of the Official Public Records of Comal County, Texas. Said **344.6 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod in the apparent east right-of-way line of Ammann Road, no record found, at the southwest corner of a called 131.013 acre tract as described in Volume 113 Page 834 of the Deed Records of Kendall County, Texas, for the northwest corner of said 344.6 acre tract and the tract described herein;

**THENCE: S 88° 15' 20" E**, with the common line between said 131.013 acre tract and said 344.6 acre tract, a distance of **3926.35 feet** to a found 4" pipe fence post at the southeast corner of said 131.013 acre tract, in the west line of a called 140.452 acre tract of land as described in Volume 113 Page 836 of the Deed Records of Kendall County, Texas, in the west line of a called 114.9 acre tract of land as described in Volume 1195 Page 423 of the Official Records of Kendall County, Texas, for the northeast corner of said 344.6 acre tract and the tract described herein;

**THENCE: S 02° 11' 22" E**, with the common line between said 114.9 acre tract and the 344.6 acre tract, at 637.60 feet a found ½" iron rod for the southwest corner of said 114.9 acre tract, and continuing with the common line between said 140.452 acre tract and said 344.6 acre tract, a total distance of **3820.91 feet** to a found ½" iron rod in the apparent north right-of-way line of Ammann Road, no record found, at the southwest corner of said 140.452 acre tract, at the southeast corner of said 344.6 acre tract and for the southeast corner of the tract described herein;

**THENCE:** With the apparent north and east right-of-way lines of Ammann Road, and the south and west lines of said 344.6 acre tract, the following ten (10) courses:

1. **S 78° 03' 34" W**, a distance of **7.45 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
2. **N 88° 26' 20" W**, a distance of **522.50 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
3. **N 88° 06' 20" W**, a distance of **318.70 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
4. **N 87° 19' 20" W**, a distance of **923.90 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
5. **N 89° 33' 20" W**, a distance of **727.10 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
6. **S 89° 45' 40" W**, a distance of **830.80 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
7. **S 89° 42' 40" W**, a distance of **587.60 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
8. **N 44° 35' 20" W**, a distance of **20.60 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
9. **N 01° 59' 20" W**, a distance of **1933.70 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein, and
10. **N 02° 09' 20" W**, a distance of **1926.20 feet** to the **POINT OF BEGINNING** and containing **344.6 acres** of land situated in both Kendall & Comal County, Texas.

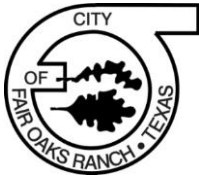
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Distances recited herein are grid distances.



Job # 18-4085 344.6 Acres

Date: February 1, 2024





**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: 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)

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

**INTRODUCTION/BACKGROUND:**

In December 2024, staff received applications from Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC, for Annexation, Future Land Use Map (FLUM) amendment, and Zoning designation 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.

On May 20, 2025, an amended development agreement providing for 278 single-family residential units with one (1) acre minimum lots was approved by the City Council. The Council, on July 3, 2025, approved the annexation of the subject property. On August 7, the development agreement was amended to reflect 227 single-family residential units.

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. P&Z held the public hearing on August 14, 2025, and recommended approval to the City Council. Additionally, Section 6.02 of the Development Agreement states that the City shall permanently zone the property within 180 days after annexation.

The applicant requested a zoning designation of Neighborhood Residential (NR), which aligns with the approved Development Agreement and the Future Land Use Map (FLUM) amendment classification NR. The NR zoning district requires a minimum lot size of one acre.

A comprehensive overview of the proposed zone designation was provided during the Public Hearing portion of the agenda. The information included:

- An assessment of proposed zoning changes in relation to the proposed Future Land Use Map (FLUM) and Comprehensive Plan
- An overview of the application process leading to the proposed zone designation change from RR to NR
- An overview of evaluation criteria that need to be considered when changing a zone designation, and

- An overview of the public notice requirements, the City’s public notice actions and comments received

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Texas Local Government Code Chapter 211 Municipal Zoning Authority authorizes municipalities to designate or rezone lots that meet the FLUM classification as portrayed in the Comprehensive Plan. This proposed zone designation is consistent with the FLUM amendment request considered earlier in the agenda and with the following Comprehensive Plan principles, goals, and objectives:

1. Preserve the suburban, rustic character and quality of life that attracted residents to Fair Oaks Ranch as a defining trait of the community.
2. As the City builds out, incorporate greenery, trees, trails, open spaces and opportunities to see and enjoy the natural splendor of the Hill Country into new neighborhoods and the community at large. Protect water resources, natural resources and wildlife.
3. Demand high-quality construction and infrastructure from new developers, based on the Fair Oaks Ranch vision.

UDC Section 3.7 (4) states zoning changes may be approved by the City Council when the following standards are met:

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

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

Ordinance approved as to form by the City Attorney.

**RECOMMENDATION/PROPOSED MOTION:**

The Planning and Zoning Commission recommended that the City Council support the proposed NR zoning designation based on the following findings:

1. The proposed zone designation of NR is consistent with the requested Comprehensive Plan FLUM amendment.
2. The proposed zone designation aligns with the approved development agreement for the property, which includes 227 single-family residential units on one-acre minimum lots. This represents a significant reduction in lots compared to the original agreement, enables

- the preservation of geological and drainage features on site, and reduces future demands on the City's water supply and transportation infrastructure.
3. The proposed zone designation is compatible with and conforms to the uses and character of nearby properties such as Stone Creek Ranch.
  4. The subject property is suitable for use as single-family residential on minimum one-acre lots.
  5. The Development Agreement requires the developer to construct all water and stormwater facilities using current design standards, provide a financial contribution towards the Ammann Road Reconstruction Project, and install onsite sewage facilities (septic) for each permitted lot.

Motion: I move to approve 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).

**AN ORDINANCE**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, 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; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on December 16, 2024, Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC. filed an application (ZC 2025-01) to change the zoning designation for the Post Oak Subdivision from Rural Residential (RR) to Neighborhood Residential (NR); and

**WHEREAS**, the Rural Residential (RR) district is intended for land subdivided for single-family residential purposes and related uses, and requires a minimum lot size of five (5) acres while maintaining a rural character; and

**WHEREAS**, on May 20, 2025, the City Council approved an amended Development Agreement between the City of Fair Oaks Ranch and the applicant, Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC., allowing for the development of one (1) acre minimum single-family residential lots on land generally bordered by Ammann Road; and

**WHEREAS**, on July 3, 2025, the City Council approved the Post Oak Public Improvement District; and

**WHEREAS**, on August 7, 2025, the Development Agreement was amended to reflect 227 single-family residential units; and

**WHEREAS**, on August 14, 2025, the Planning and Zoning Commission conducted a public hearing on the proposed amendment of the zoning designation and, after considering the testimony and evidence, made a recommendation of approval of the reclassification to Neighborhood Residential; and

**WHEREAS**, on August 21, 2025, the City Council conducted a public hearing on the proposed zoning change; and

**WHEREAS**, the City Council determined that Neighborhood Residential (NR) is the appropriate zone district for the subject property, in a manner consistent with the approved development agreement, the Public Improvement District, and the City’s Unified Development Code; and

**WHEREAS**, after considering testimony, evidence, and the recommendation of the Planning and Zoning Commission the City Council finds it to be in the public interest to approve the proposed zoning change to Neighborhood Residential, thereby promoting the health, safety, and general welfare of City residents and protecting the use and enjoyment of property throughout the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:**

- Section 1.** The Property generally known as the Post Oak Subdivision located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west as described in the attached **Exhibit A** is hereby zoned as Neighborhood Residential (NR).
- Section 2.** The Official Zoning Map of the City of Fair Oaks Ranch shall be revised to reflect the Amendment.
- Section 3.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 4.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.
- Section 5.** That it is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 6.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.
- Section 7.** If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.
- Section 8.** All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.
- Section 9.** This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 10.** This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.



**PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 21<sup>st</sup> day of August 2025.**

**PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on reading this 4<sup>th</sup> day of September 2025.**

\_\_\_\_\_  
Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Amanda Valdez, TRMC  
Deputy City Secretary

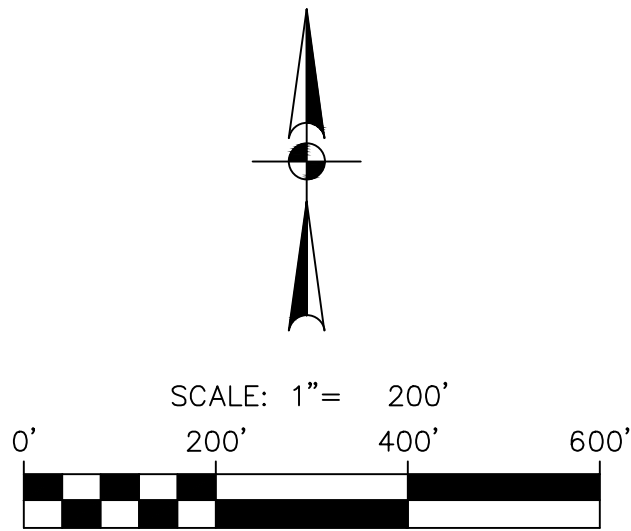
\_\_\_\_\_  
Denton Navarro Rodriguez Bernal Santee & Zech  
P.C., City Attorney

Date: July 11, 2025, 11:10 AM - User ID: ekisproicz  
File: P:\139\03\00\Design\Exhibits\Phasing Only\_250729.dwg



PHASE #	LOT COUNT
1	60
2	56
3	49
4	62
TOTAL	227

POST OAK  
SUBDIVISION  
PHASING EXHIBIT  
FAIR OAKS RANCH, TEXAS



**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**FIELD NOTES FOR A 344.6 ACRE TRACT OF LAND**

A **344.6 acre** tract of land, out of the David Bradbury Survey No. 214, Abstract 33, Kendall County, Texas and the David Bradbury Survey No. 214, Abstract 989, Comal County, Texas and being all of a called 344.6 acre tract of land as described of record in Document No. 2023-378661 of the Official Records of Kendall County, Texas, and in Document No. 202306009264, corrected in 202306009477, of the Official Public Records of Comal County, Texas. Said **344.6 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod in the apparent east right-of-way line of Ammann Road, no record found, at the southwest corner of a called 131.013 acre tract as described in Volume 113 Page 834 of the Deed Records of Kendall County, Texas, for the northwest corner of said 344.6 acre tract and the tract described herein;

**THENCE: S 88° 15' 20" E**, with the common line between said 131.013 acre tract and said 344.6 acre tract, a distance of **3926.35 feet** to a found 4" pipe fence post at the southeast corner of said 131.013 acre tract, in the west line of a called 140.452 acre tract of land as described in Volume 113 Page 836 of the Deed Records of Kendall County, Texas, in the west line of a called 114.9 acre tract of land as described in Volume 1195 Page 423 of the Official Records of Kendall County, Texas, for the northeast corner of said 344.6 acre tract and the tract described herein;

**THENCE: S 02° 11' 22" E**, with the common line between said 114.9 acre tract and the 344.6 acre tract, at 637.60 feet a found ½" iron rod for the southwest corner of said 114.9 acre tract, and continuing with the common line between said 140.452 acre tract and said 344.6 acre tract, a total distance of **3820.91 feet** to a found ½" iron rod in the apparent north right-of-way line of Ammann Road, no record found, at the southwest corner of said 140.452 acre tract, at the southeast corner of said 344.6 acre tract and for the southeast corner of the tract described herein;

**THENCE:** With the apparent north and east right-of-way lines of Ammann Road, and the south and west lines of said 344.6 acre tract, the following ten (10) courses:

1. **S 78° 03' 34" W**, a distance of **7.45 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
2. **N 88° 26' 20" W**, a distance of **522.50 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
3. **N 88° 06' 20" W**, a distance of **318.70 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
4. **N 87° 19' 20" W**, a distance of **923.90 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
5. **N 89° 33' 20" W**, a distance of **727.10 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
6. **S 89° 45' 40" W**, a distance of **830.80 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
7. **S 89° 42' 40" W**, a distance of **587.60 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
8. **N 44° 35' 20" W**, a distance of **20.60 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein,
9. **N 01° 59' 20" W**, a distance of **1933.70 feet** to a found ½" iron rod with a yellow plastic cap stamped "ACES" for an angle of the tract described herein, and
10. **N 02° 09' 20" W**, a distance of **1926.20 feet** to the **POINT OF BEGINNING** and containing **344.6 acres** of land situated in both Kendall & Comal County, Texas.

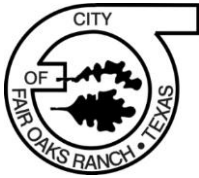
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Distances recited herein are grid distances.



Job # 18-4085 344.6 Acres

Date: February 1, 2024





## CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Public Hearing on the extension of the Fair Oaks Ranch city limits by annexation of a 2.923 tract of land located at 329 Ammann Road, Kendall County, Texas

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

### **INTRODUCTION/BACKGROUND:**

Texas Local Government Code Chapter 43 Municipal Annexation, Subchapter C-3 Annexation of Area on Request of Owners authorizes the City of Fair Oaks Ranch, a Home-Rule city, to annex territory, subject to the laws of this state. Section 2.02 of the Fair Oaks Ranch City Charter authorizes the City Council to annex territory to extend and enlarge the city boundaries.

On April 3, the City Council approved a resolution authorizing the purchase of the 2.923-acre tract from the City of Boerne, and the City completed the purchase of the tract of land on Jun 16.

The applicant and property owner, the City of Fair Oaks Ranch, Texas, proposes to institute voluntary annexation proceedings to expand the city's boundary limits and develop an elevated storage tank (EST) on the subject property.

The subject property is located within the City's extraterritorial jurisdiction and further described by metes and bounds in **Exhibit A**.

In accordance with state statute, the requirements for holding a public hearing are as follows:

1. Before the City may adopt an ordinance to annex an area under Subchapter C-3, the City Council must conduct one public hearing.
2. During the public hearing, the City Council:
  - a. must provide persons interested in the annexation with the opportunity to be heard; and
  - b. may adopt an ordinance annexing the area.
3. The City must post notice of the hearing on the City's website (completed on August 4, 2025), publish notice of the hearing in a newspaper in the of general circulation in the City (completed on August 3, 2025), and mail a notice of the hearing to each school district in the area and to each public entity that is located in or provides services to the area proposed for annexation (completed on July 31, 2025). The notices must be:
  - a. mailed and published at least on or after the 20th day but before the 10th day before the date of the hearing; and
  - b. posted on the City's website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

Additionally, in accordance with the City’s Unified Development Code Section 3.6(5), a posted sign regarding the proposed annexation public hearing was placed on the subject property on August 4, 2025, which met the not less than 15 days prior to the public hearing date. All notification steps were performed in accordance with state statutes and the City’s Unified Development Code.

**PUBLIC HEARING:**

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

**NEXT STEPS:**

Following the City Council public hearing on the annexation, the next steps are:

- August 21, 2025 – The City Council considers and takes possible action on the first reading of an annexation ordinance.
- September 4, 2025 – The City Council considers and takes possible action on the second reading of an annexation ordinance.
- October 9, 2025 – The Planning and Zoning Commission (P&Z) holds a public hearing on a Future Land Use Map amendment and Zoning designation and makes a recommendation to the City Council.
- November 6, 2025 – The City Council holds a public hearing on the Future Land Use Map amendment and Zoning designation and considers and takes possible action on the first reading of the FLUM and Zone ordinances.
- November 20, 2025 – The City Council considers and takes possible action on the second reading of the Future Land Use Map amendment and Zoning designation ordinances.



**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;

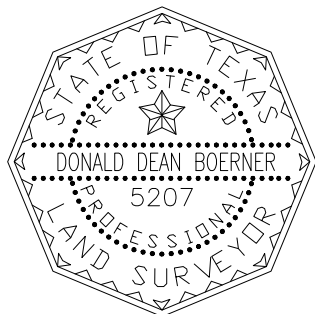
**Thence**, with the south line of said 10.018 acre tract, the north line of said 8.620 acre tract, North 88 degrees 47 minutes 54 seconds West, a distance of 586.95 feet to a ½” steel rod found for the southwest corner of the herein described tract, the southwest corner of said 10.018 acre tract, the 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

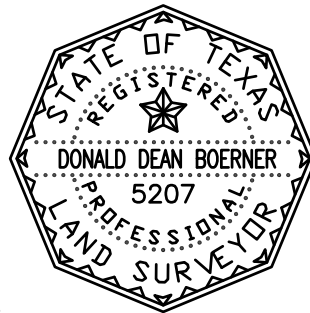
**LEGEND:**

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

N 88°47'54" W 586.95'

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-

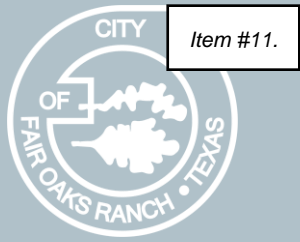


# City Council Public Hearing Annexation

August 21, 2025

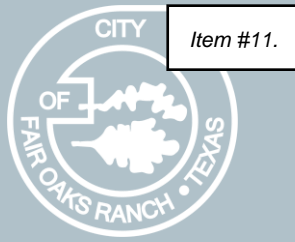
Jessica Relucio, ENV SP  
City Planner

# Annexation Authority



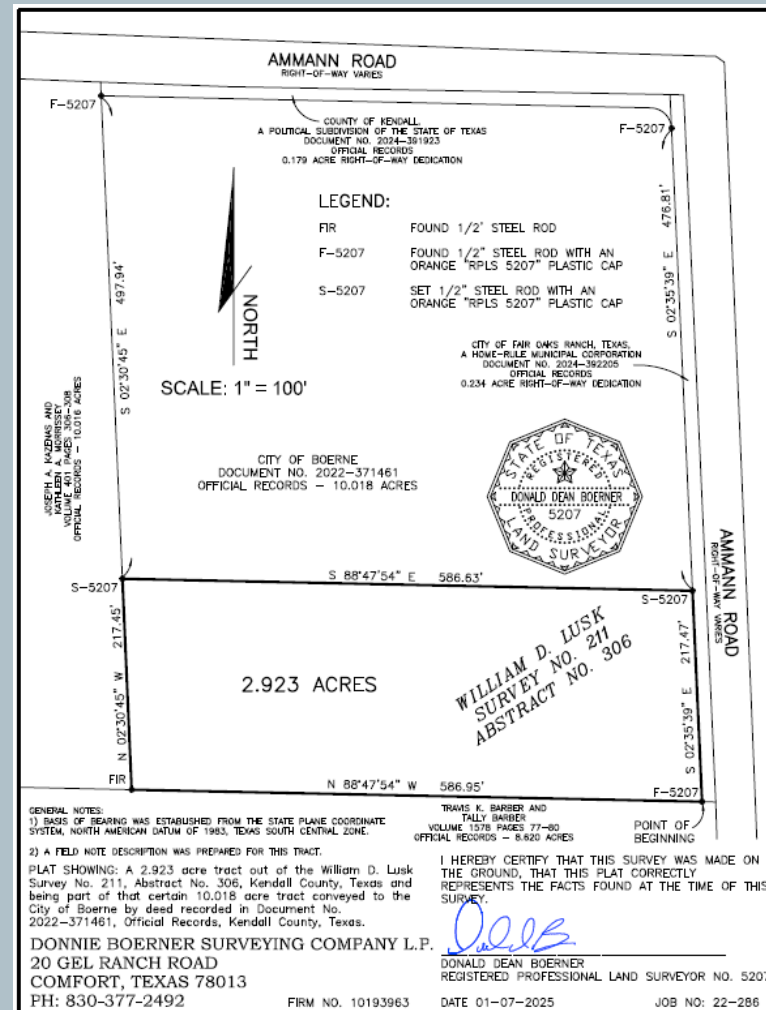
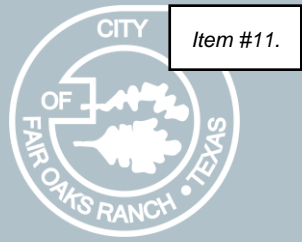
1. TX LGC Ch. 43 Municipal Annexation;  
Subchapter C-3 Annexation of Area on  
Request of Owners
2. Home Rule Charter Section 2.02

# C-3 Provisions

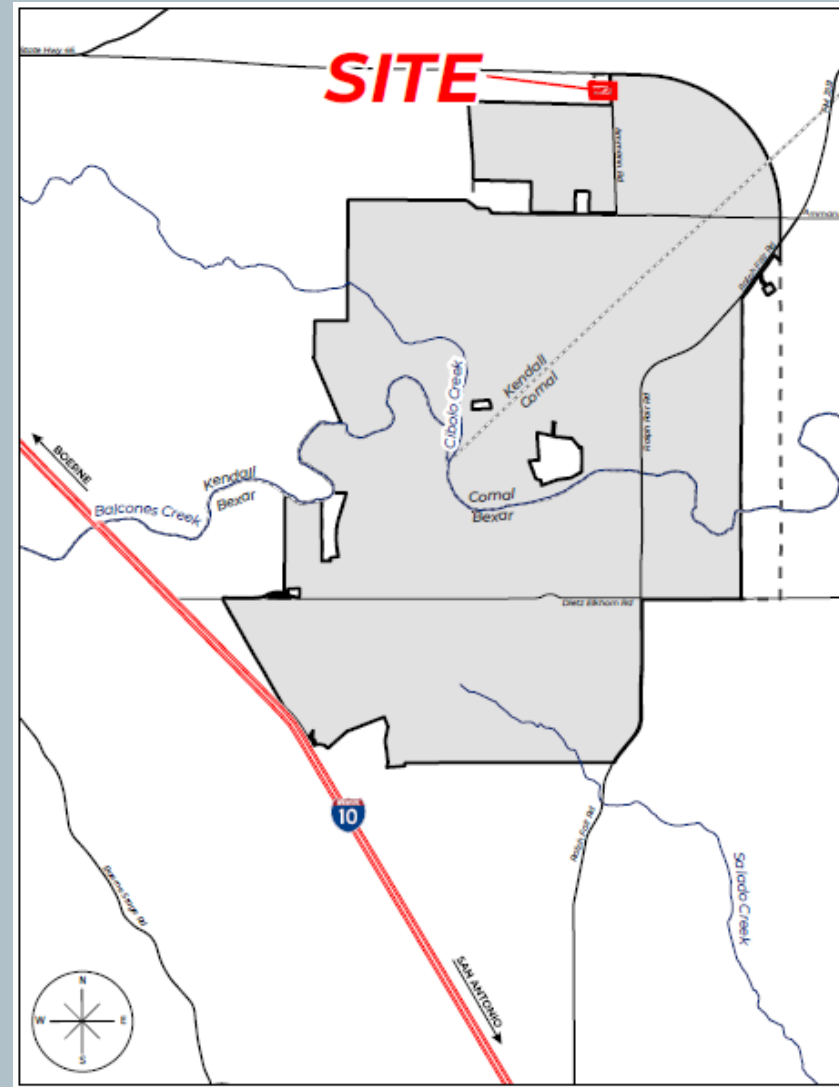


Sec. 43.068 – City Council must hold a public hearing to provide interested persons an opportunity to be heard

# Property Survey



# Property Vicinity

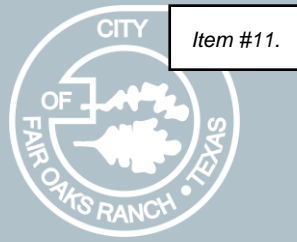




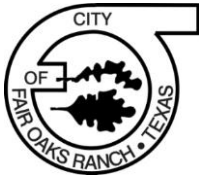
# Public Hearing Requirements

1. All persons interested can be heard
2. Notices of the hearing as required and completed on:
  - August 4, 2025 – Posted on the City's website
  - August 3, 2025 – Published in a newspaper in the general circulation of the City
  - July 31, 2025 – Mailed to each school district in the area, and to each public entity that is in or provides services to the area
  - August 4, 2025 – Signage posted on-site

# Next Steps



- August 21, 2025 - The City Council considers and takes possible action on the first reading of an annexation ordinance.
- September 4, 2025 - The City Council considers and takes possible action on the second reading of an annexation ordinance.
- October 9, 2025 - The P&Z holds a public hearing on a Future Land Use Map amendment and Zoning designation and makes a recommendation to the City Council.
- November 6, 2025 - The City Council holds a public hearing on the Future Land Use Map amendment and Zoning designation and considers and takes possible action on the first reading of the FLUM and Zone ordinances.
- November 20, 2025 - The City Council considers and takes possible action on the second reading of the Future Land Use Map amendment and Zoning designation ordinances.



## CITY COUNCIL CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: 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

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

#### **INTRODUCTION/BACKGROUND:**

Texas Local Government Code ("LGC") Chapter 43 Municipal Annexation, Subchapter C-3 Annexation of Area on Request of Owners authorizes the City of Fair Oaks Ranch, a Home-Rule city, to annex territory, subject to the laws of this state. Section 2.02 of the Fair Oaks Ranch City Charter authorizes the City Council to annex territory, to extend and enlarge the city boundaries.

As property owner, the City of Fair Oaks Ranch (City) is requesting to annex approximately 2.923 acres of undeveloped land ("Property") located within the City's extraterritorial jurisdiction. The Property is generally situated on the south portion of 329 Ammann Road. This voluntary annexation on City property is for the construction of an elevated storage tank on city property, and in accordance with Chapter 43 of the LGC, a petition is not required for annexation serving municipal purposes.

All notification requirements for the public hearing were performed in accordance with LGC Chapter 43, Subchapters C and Z and the City's Unified Development Code Section 3.6. The City posted the notice of the hearing on the City's website on August 4, 2025, published notice of the hearing in a newspaper in the of general circulation in the City on August 3, 2025, and mailed a notice of the hearing to each school district in the area and to each public entity that is located in or provides services to the area proposed for annexation on July 31, 2025. The notices were:

- a. mailed and published at least on or after the 20th day but before the 10th day before the date of the hearing; and
- b. posted on the City's website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

Additionally, on August 4, 2025, a posted sign regarding the public hearing was placed on the subject property, meeting the requirement of at least 15 days prior to the public hearing date.

In accordance with LGC Section 43.0672, service agreements are not required. After the City Council's approval of the final reading of the annexation ordinance on September 4, 2025, the next steps include:

- October 9, 2025 – The Planning and Zoning Commission (P&Z) holds a public hearing on a Future Land Use Map amendment and Zoning designation and makes a recommendation to the City Council.
- November 6, 2025 – The City Council holds a public hearing on the Future Land Use Map amendment and Zoning designation and considers and takes possible action on the first reading of the FLUM and Zone ordinances.
- November 20, 2025 – The City Council considers and takes possible action on the second reading of the Future Land Use Map amendment and Zoning designation ordinances.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

1. Complies with Texas Local Government Code Chapter 43 Municipal Annexation, Subchapter C-3 Annexation of Area on Request by Owners, Section 43.0671-43.0673 and Subchapter Z Miscellaneous Provisions, Sections 43.905 and 43.9051.
2. Complies with the authority provided to City Council in Section 2.02 of the Fair Oaks Ranch City Charter in extending the City's boundary.
3. Complies with the City's Unified Development Code, Chapter 3 Applications and Permits
4. Supports Priority 2.1 Manage the Physical Development of the City in accordance with the Comprehensive Plan and Priority 2.2 Implement and Update Infrastructure Master Plans of the Strategic Action Plan.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

Approved as to form by City Attorney.

**RECOMMENDATION/PROPOSED MOTION:**

I move to approve the first reading of an ordinance providing for the extension of Fair Oaks Ranch city limits by the annexation of approximately 2.923-acres of land located at 329 Ammann Road, Kendall County, Texas; and providing for an effective date.

## AN ORDINANCE

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, PROVIDING FOR THE EXTENSION OF FAIR OAKS RANCH CITY LIMITS BY THE ANNEXATION OF A +/- 2.923-ACRE TRACT OF LAND LOCATED AT 329 AMMANN ROAD, KENDALL COUNTY, TX; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS** Chapter 43; Subchapter C-3 of the Texas Local Government Code ("LGC"), authorizes the City of Fair Oaks Ranch, a Home-Rule city, the annexation of territory, subject to the laws of this state and Section 2.02 of the Fair Oaks Ranch City Charter authorizes the City Council to annex territory; and,

**WHEREAS**, the City of Fair Oaks Ranch is the owner of the +/- 2.923-acre tract ("Property"); and,

**WHEREAS**, the Property lies within the extraterritorial jurisdiction of Fair Oaks Ranch and is adjacent and contiguous to the existing city limits of Fair Oaks Ranch; and,

**WHEREAS**, all notification requirements were performed in accordance with LGC Chapter 43 Subchapters C and Z and the City's Unified Development Code; and,

**WHEREAS**, on August 21, 2025, the City Council conducted a public hearing at which persons interested in the annexation were given an opportunity to be heard regarding the proposed annexation; and,

**WHEREAS**, the City Council determines it is advantageous and beneficial to the City and its inhabitants to annex the +/- 2.923-acre tract lying outside of, but adjacent to and adjoining the City of Fair Oaks Ranch, Texas; and,

**WHEREAS**, the City has complied with all conditions precedent established under the Texas Local Government Code necessary to take this action annexing the Property; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:**

- Section 1.** The land and territory lying outside, but adjacent to and adjoining the City of Fair Oaks Ranch, Texas, more particularly described in the attached **Exhibit A**, attached hereto and incorporated herein by reference, hereinafter referred to as the Property, is hereby annexed into the City of Fair Oaks Ranch, Texas.
- Section 2.** That the official map and boundaries of Fair Oaks Ranch are hereby amended to include the Property as part of the City of Fair Oaks Ranch, Texas. The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits.
- Section 3.** That the inhabitants of the Property shall be entitled to all the rights and privileges of all the citizens of Fair Oaks Ranch, and they shall be bound by the acts, or ordinances, resolutions, and regulations enacted pursuant to and in conformity with the City Charter and the laws of the State of Texas.

- Section 4.** The City Secretary is hereby directed to file with the county clerk's office of Kendall County, Texas and other appropriate officials and agencies, as required by state and federal law, a certified copy of this Ordinance.
- Section 5.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 6.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.
- Section 7.** That it is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 8.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.
- Section 9.** If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.
- Section 10.** All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.
- Section 11.** This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 12.** This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

**PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 21<sup>st</sup> day of August 2025.**

**PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 4<sup>th</sup> day of September 2025.**

---

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

---

Amanda Valdez, TRMC  
Deputy City Secretary

---

Denton Navarro Rodriguez Bernal Santee & Zech  
P.C., City Attorney



**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;

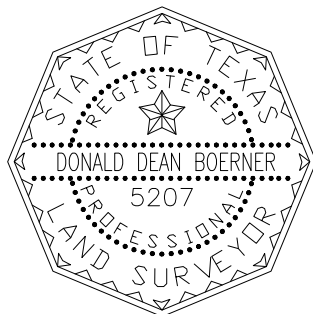
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Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



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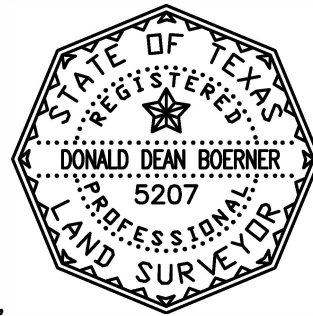
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S-5207	SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

CITY OF FAIR OAKS RANCH, TEXAS,  
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SCALE: 1" = 100'

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JOSEPH A. KAZENAS AND  
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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:

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

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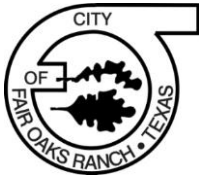
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DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

FIRM NO. 10193963

DATE 01-07-2025

JOB NO: 22



## CITY COUNCIL WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Ammann Rd Reconstruction Project Update and Review of Low Water Crossing (LWC) Options

DATE: August 21, 2025

DEPARTMENT: Public Works

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

#### **INTRODUCTION/BACKGROUND:**

In February 2025, the City and STV Inc. executed an agreement for engineering services for the Ammann Road Reconstruction Project. The project includes full-depth reconstruction, roadway widening to include a two-foot buffer on either side, drainage improvements and utility adjustments. The project will also soften the southern curve near the Rolling Acres Trail intersection.

Currently, STV has completed 30% design for this project and is working toward 90% by the end of the calendar year. As part of the design efforts, STV has provided options for low-water crossing (LWC) improvements at two locations (LWC 1 and LWC 2) based on level-of-service (5-, 10- and 25-year storm events):

	5- YEAR	10- YEAR	25- YEAR
<b>LWC 1</b>	\$ 233,619	\$ 289,915	\$ 373,600
<b>LWC 2</b>	\$ 57,972	\$ 66,797	\$ 85,092
<b>TOTAL LWC COST</b>	\$ 291,591	\$ 356,712	\$ 458,692
<b>ROAD CONST. COST</b>	\$ 6,212,469	\$ 6,233,308	\$ 6,265,941
<b>TOTAL PROJECT COST</b>	\$ 6,504,060	\$ 6,590,020	\$ 6,724,633

This workshop will provide a project update, a summary of design options and cost estimates for each LWC, and impact on total project cost. Staff recommends designing the LWCs to meet the 25-year storm level-of-service standard. This approach maximizes flow capacity at each crossing, minimizes road overtopping and maintains accessibility and connectivity during most storm events, and meets Unified Development Code drainage crossing requirements for a collector street. While this option is estimated to cost \$220,573 more than the 5-year design alternative, the

increased cost is relatively small compared to the total project cost.

As part of this Workshop, Staff seeks direction from City Council on the design options for LWC improvements. Based on City Council's feedback, the selected option will be reflected in the final design documents.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- Supports Priority 3.4 of the Strategic Action Plan to Enhance and Ensure Continuity of Reliable Roadway Improvement Initiatives.
- Improves public safety by reconstructing the roadway, to include a two-foot buffer on each side, updated signage and drainage improvements.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

In accordance with the adopted Roadway CIP, the City has funded the engineering services for this road bond project totaling \$662,062.50. The remaining bid and construction phase services of \$88,555 will be funded at a future date as a subsequent work authorization. The total cost for engineering services is \$750,617.50.

Currently, the Roadway CIP funding schedule includes \$5,538,750 for the construction phase of the Ammann Road Reconstruction Project. Depending on City Council's direction, the estimated cost for LWC improvements range from \$291,591 to \$458,692 and the total estimated construction cost ranges from \$6,504,060 to \$6,724,633, which includes 20% (\$1,084,010) for contingency. These are preliminary estimates based on the 30% design which will be refined as the design progresses towards 100%. It should be noted that the City's cost will be offset by a financial contribution from the Post Oak Subdivision to soften the southern curve, and staff is also exploring potential cost-sharing opportunities with Kendall County to soften the northern curve.





# Ammann Road Reconstruction Project

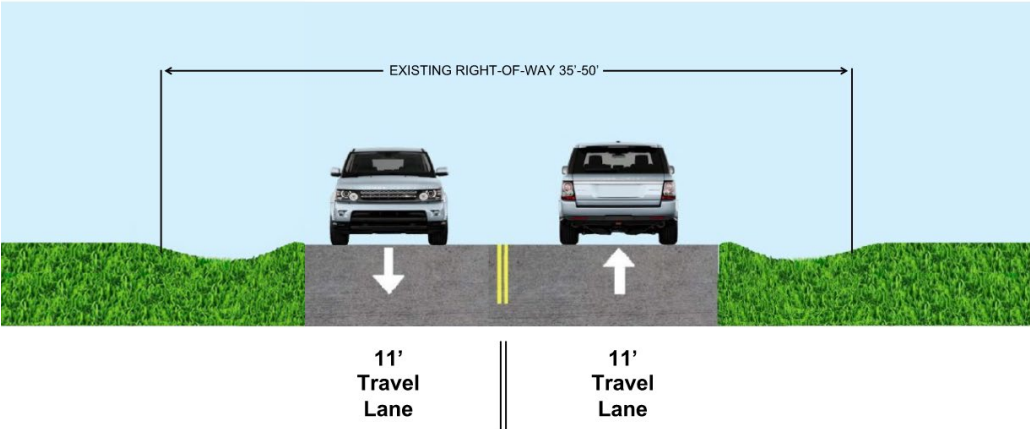


# Overview

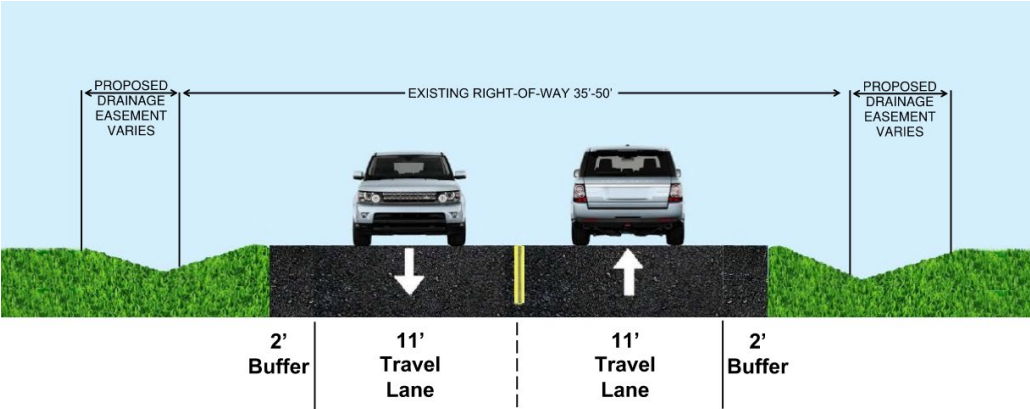
- ▶ Scope of work
- ▶ Project Map
- ▶ 2 Low Water Crossings identified
- ▶ 3 Options at each crossing
  - 5-, 10-, 25-year
- ▶ Cost for each crossing option
- ▶ List of potentially affected parcels

# Scope of Work

- ▶ 2.17 mi Roadway Reconstruction
  - 2-11' lanes with 2' buffers on each side
  - Safety improvements
  - Parallel ditches
  - Drainage improvements



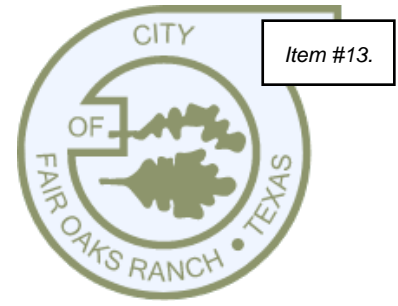
**Ammann Road Existing Conditions**



**Ammann Road Proposed Improvements**



# Project Map





# Low Water Crossing C1

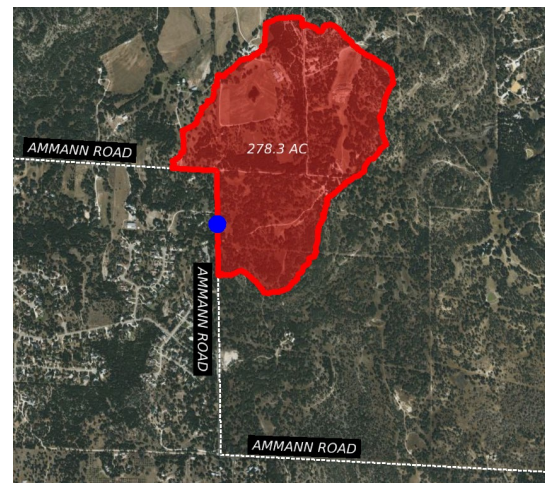


## ► Location

- By Sunny Oaks Pet Resort
- Approx. 1000' South of City Limits

## ► Existing Conditions

- 1-18" RCP
- Overtopping and ponding issues
- LOS (Level of Service) is less than 2-years

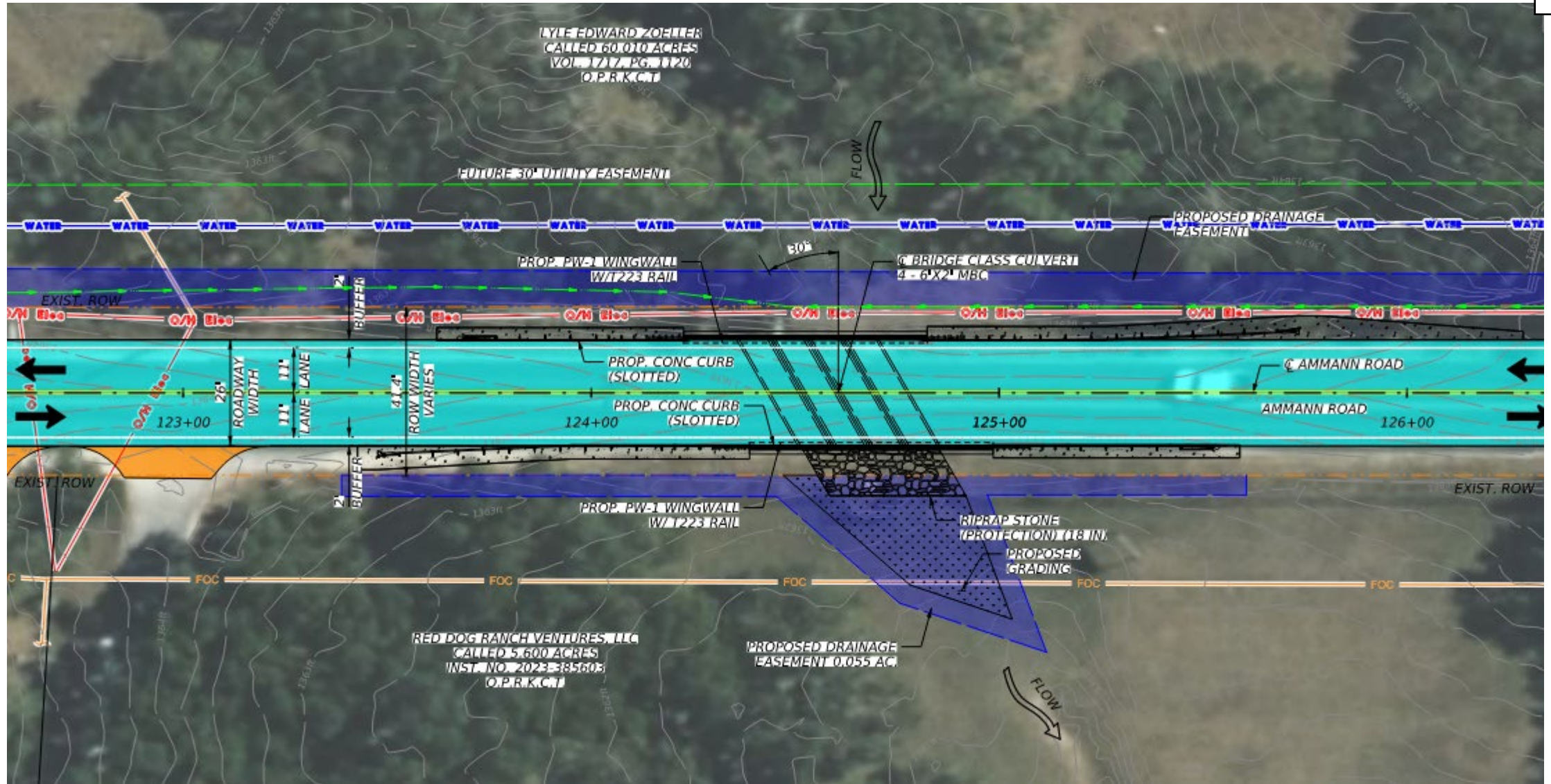


# Low Water Crossing C1

Impact type	Option 1 (5-yr LOS)	Option 2 (10-yr LOS)	Option 3 (25-yr LOS)
Culvert Size	*4-6'x2' MBCs	*6-6'x2' MBCs	*9-6'x2' MBCs
Rail Type	Concrete Traffic Rail on both sides		
End condition	Metal Beam Guard Fence on both sides		
Erosion control	Rock riprap at the downstream w/grading within proposed easement on either sides		
<b><u>Cost</u></b>	<b><u>\$233,619</u></b>	<b><u>\$289,915</u></b>	<b><u>\$373,600</u></b>

\*Culvert sizing and cost are subject to change as design progresses



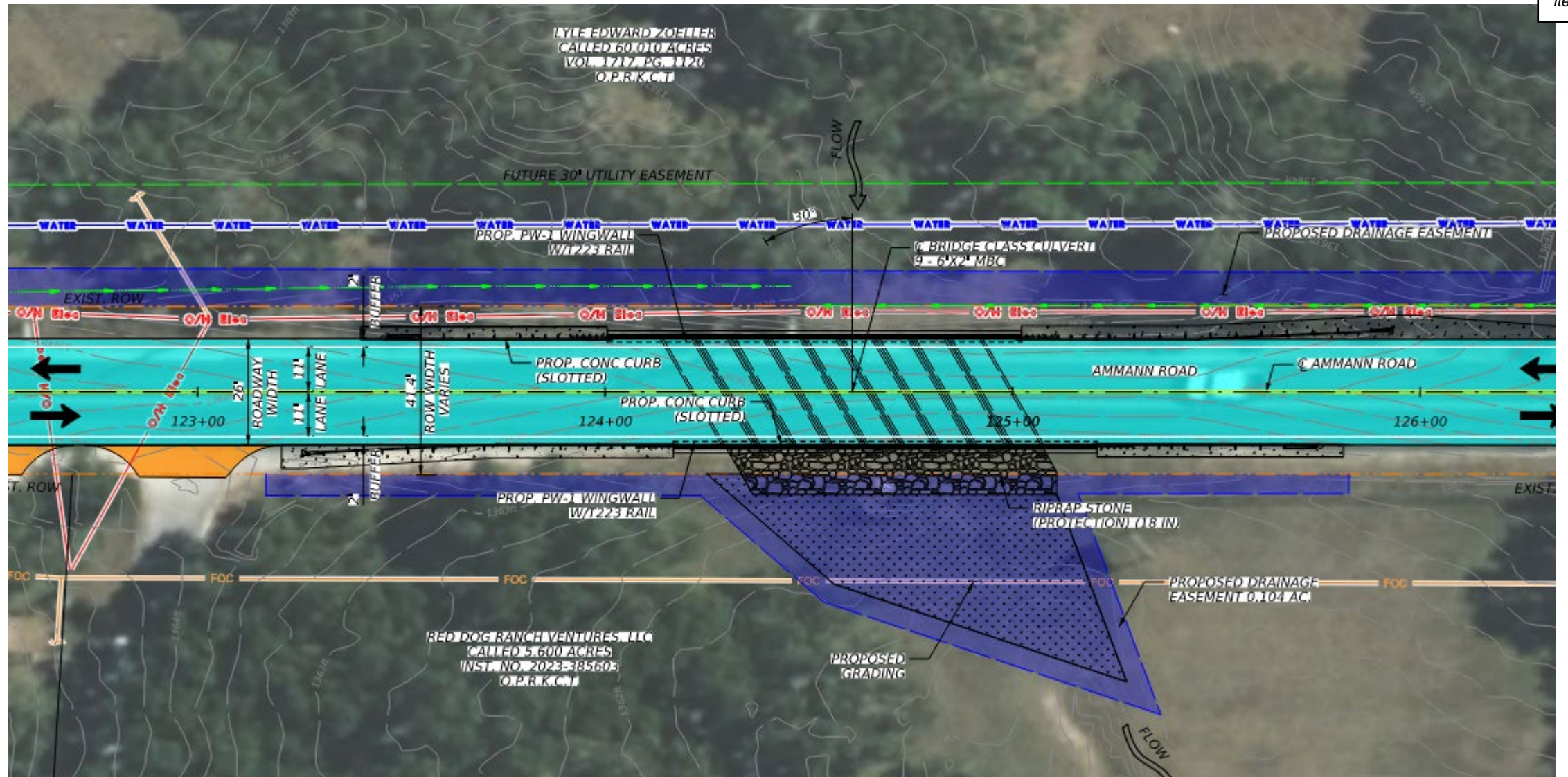






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# Low Water Crossing C2



## ► Location

- Approx. 850' North of Ranch Pass

## ► Existing Conditions

- 1-18" RCP
- Overtopping and ponding issues
- LOS (Level of Service) is less than 2-years

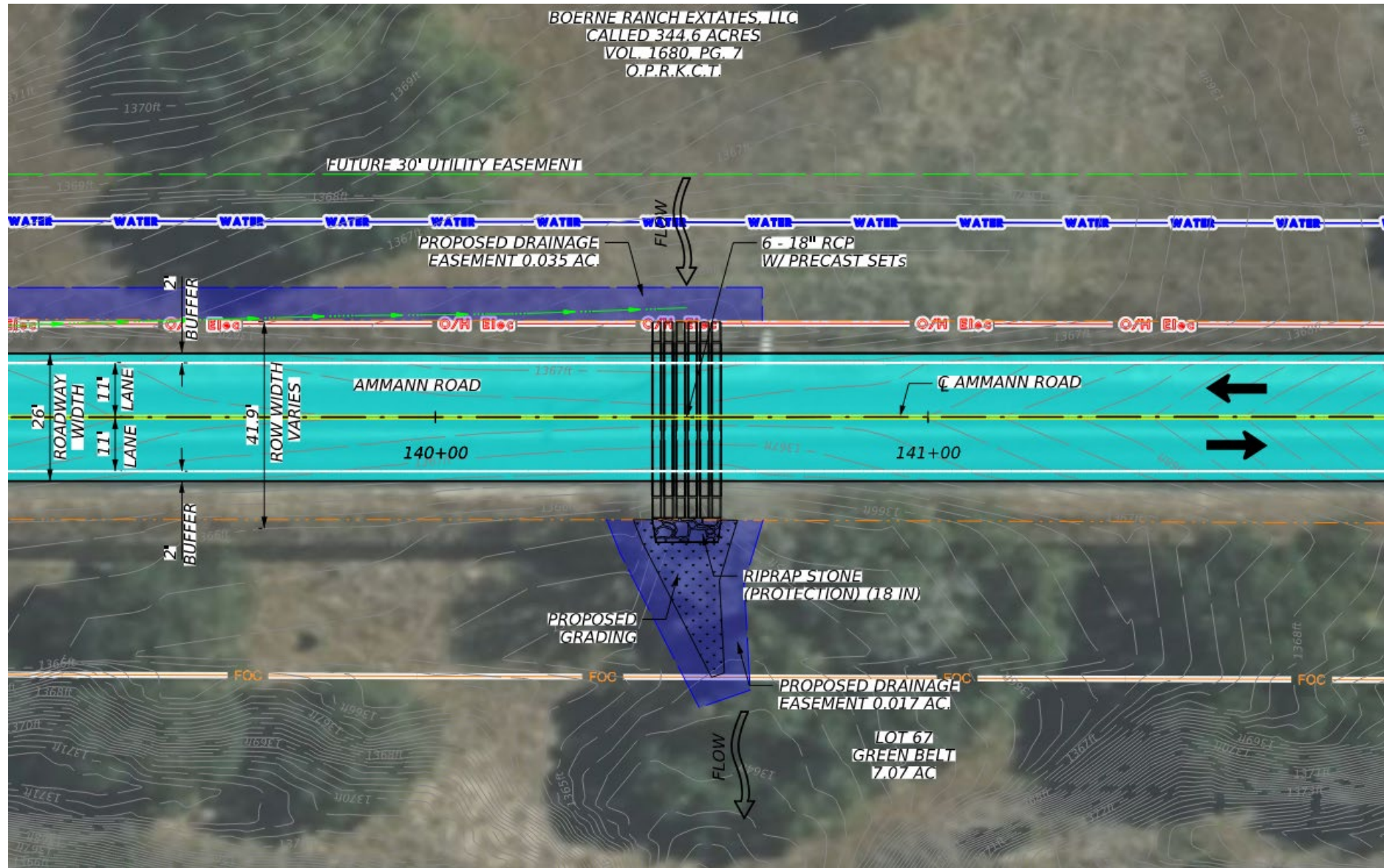


# Low Water Crossing C2

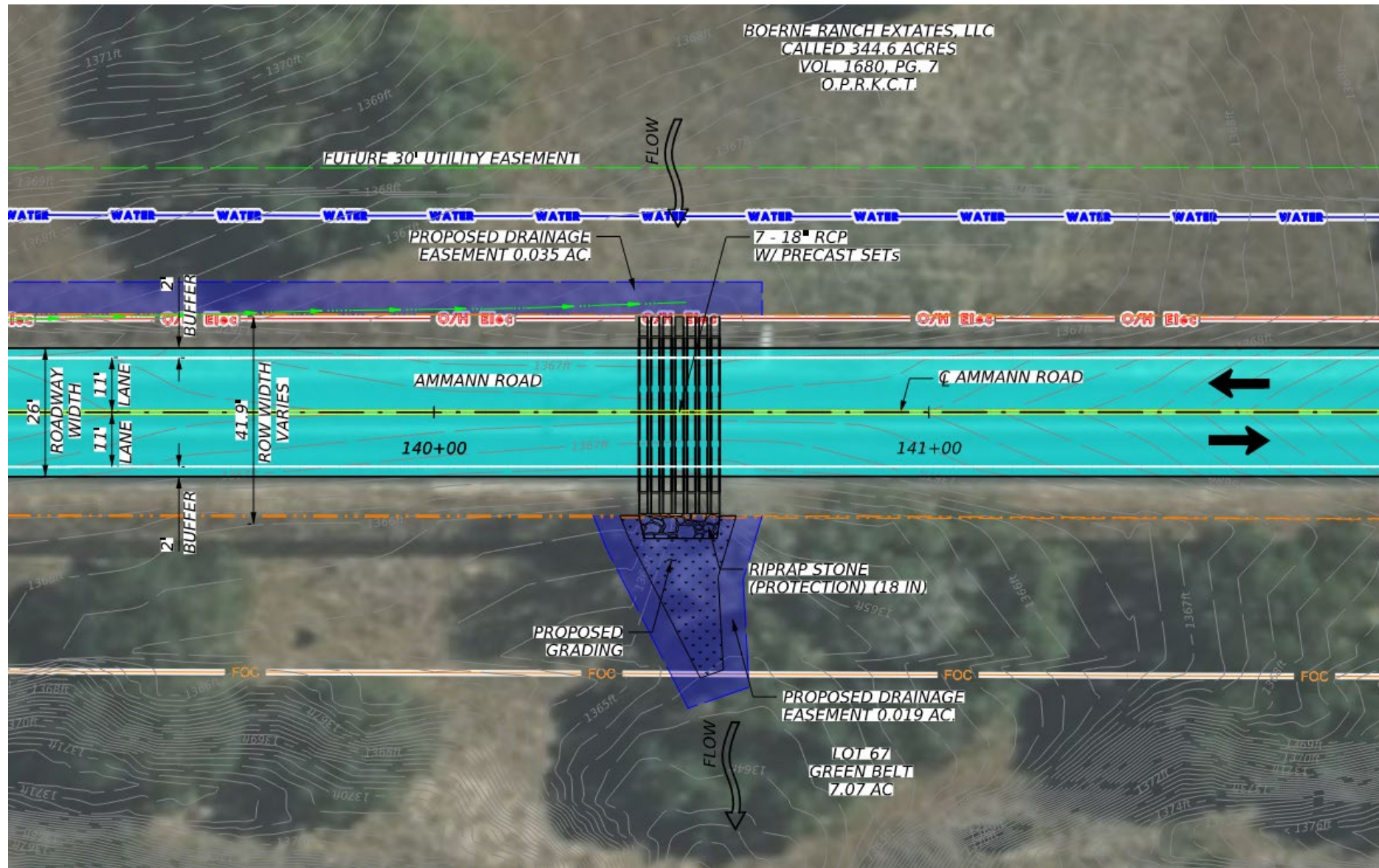
Impact type	Option 1 (5-yr LOS)	Option 2 (10-yr LOS)	Option 3 (25-yr LOS)
Culvert Size	*6-18" RCPs	*7-18" RCPs	*9-18" RCPs
End Treatment	Precast Safety End Treatments		
Erosion control	Rock riprap at the downstream w/grading within proposed easement on either sides		
<b><u>Cost</u></b>	<b><u>\$57,972</u></b>	<b><u>\$66,797</u></b>	<b><u>\$85,092</u></b>

\*Culvert sizing and cost are subject to change as design progresses

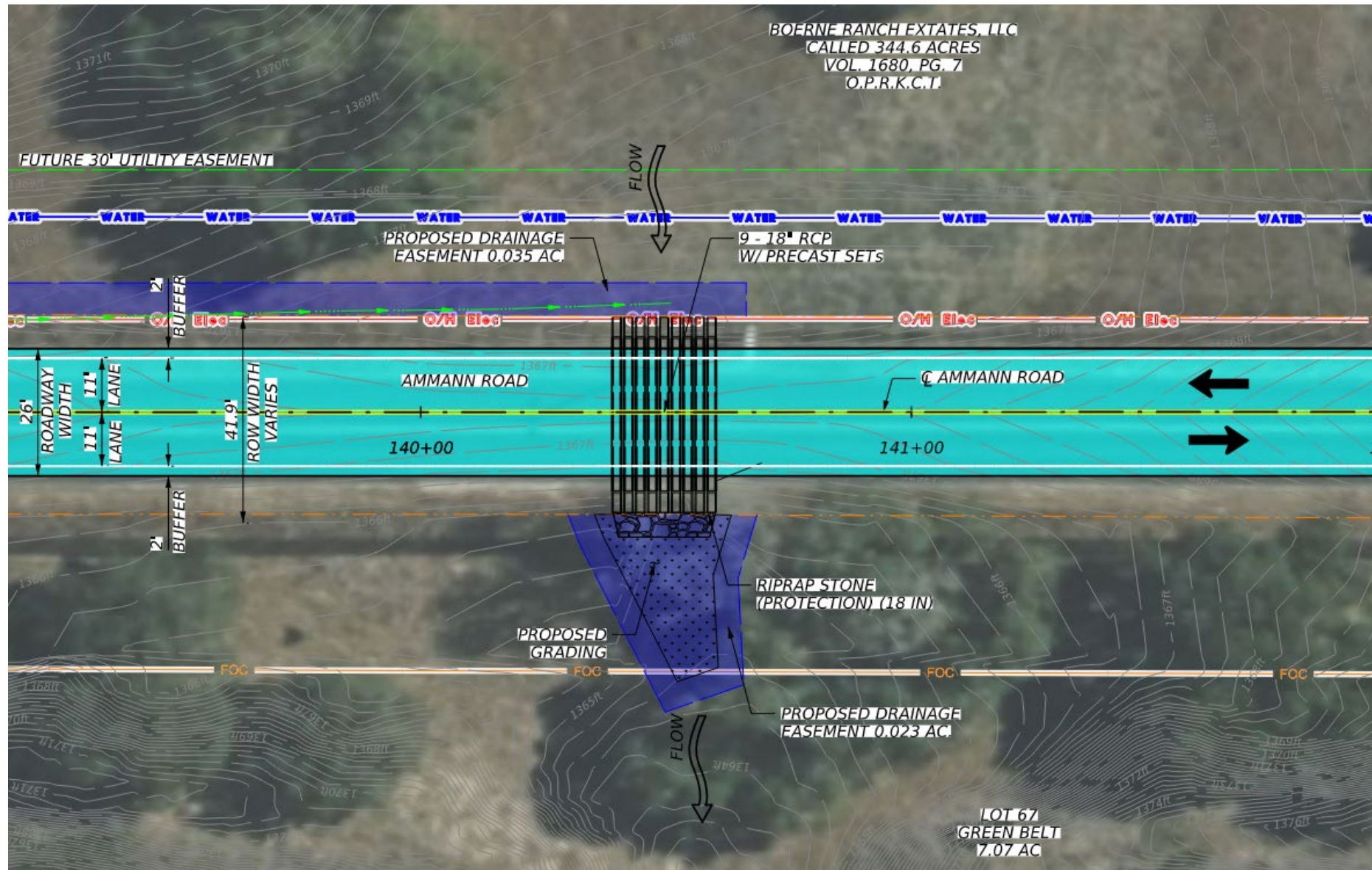












Low Water Crossing C2  
Option 3 (25-yr LOS)

# Potentially Affected Parcels

▶ Due to the grading for Low Water Crossings:

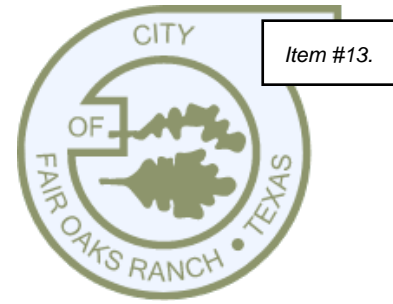
- Low Water Crossing C1
  - *Property ID: 11783. 346 Ammann Rd*
  - *Red Dog Ranch Ventures, LLC*
- Low Water Crossing C2
  - *Boerne Ranch Estates*
  - *Stone Creek Ranch – Unit 1, Block 1, Lot 67 (Green Belt)*

▶ Due to the proposed ditches/other required grading:

- *Property ID: 153687. 346D Ammann Rd* (Grading for drainage improvements)
- *Boerne Ranch Estates, LLC* (Grading for drainage improvements and realignment of the roadway to soften the curve)
- *Stone Creek Ranch – Unit 1, Block 1, Lot 6 (Green Belt)* (Grading for drainage improvements)
- *K7 Ranchers, LTD* (Grading for drainage improvements)
- *PG Pfeiffer Ranches, LLC* (Grading for drainage improvements)
- *GBRA* (Grading for drainage improvements)

\*Affected parcels are subject to change as design progresses

# LWC Recommendations



Item #13.

Location	Option 1 (5-yr LOS)	Option 2 (10-yr LOS)	Option 3 (25-yr LOS)
C1	*4-6'x2' MBCs	*6-6'x2' MBCs	*9-6'x2' MBCs
C2	*6-18" RCPs	*7-18" RCPs	*9-18" RCPs
C1 Cost	\$233,619	\$289,915	\$373,600
C2 Cost	\$57,972	\$66,797	\$85,092
<b><u>Total Low Water Crossings Cost</u></b>	<b><u>\$291,591</u></b>	<b><u>\$356,712</u></b>	<b><u>\$458,692</u></b>
Other Construction Cost	\$6,212,469	\$6,233,308	\$6,265,941
<b><u>Total Project Cost</u></b>	<b><u>\$6,504,060</u></b>	<b><u>\$6,590,020</u></b>	<b><u>\$6,724,633</u></b>

\*Culvert sizing and cost are subject to change as design progresses

# QUESTIONS?