



PLANNING & ZONING COMMISSION PUBLIC HEARING

CITY OF FAIR OAKS RANCH, TEXAS

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

DATE: October 9, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

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

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

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

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

CRITERIA FOR REVIEW:

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

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

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

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

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

PUBLIC NOTICES/COMMENTS:

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

PUBLIC HEARING:

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

NEXT STEPS:

The process to amend the FLUM includes:

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

EXHIBITS:

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