



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

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

DATE: October 9, 2025

DEPARTMENT: Public Works

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

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

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

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

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

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

CRITERIA FOR REVIEW:

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

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

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

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

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

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

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

All applicable regulations for zone designation have been met.

RECOMMENDATION/PROPOSED MOTION:

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