



PLANNING & ZONING COMMISSION PUBLIC HEARING

CITY OF FAIR OAKS RANCH, TEXAS

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

DATE: October 9, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

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

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

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

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

CRITERIA FOR REVIEW:

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

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

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

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

PUBLIC NOTICES/COMMENTS:

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

PUBLIC HEARING:

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

NEXT STEPS:

The process to designate a zoning district includes:

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

EXHIBITS:

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