



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

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

DATE: October 9, 2025

DEPARTMENT: Public Works

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

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

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

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

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

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

CRITERIA FOR REVIEW:

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

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

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

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

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

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

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

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

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

RECOMMENDATION/PROPOSED MOTION:

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