



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

EXHIBIT A

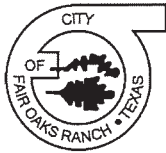
Owner expects construction to start in the third quarter of 2025. Construction completion is projected in - 2035. All dates are pending City and State approval on all associated permits.

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: 



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. awade@fairoaksranchtx.org 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

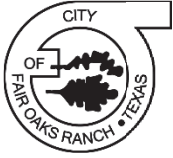
Water Heater or Water Softener

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#) ¹. (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)¹For 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

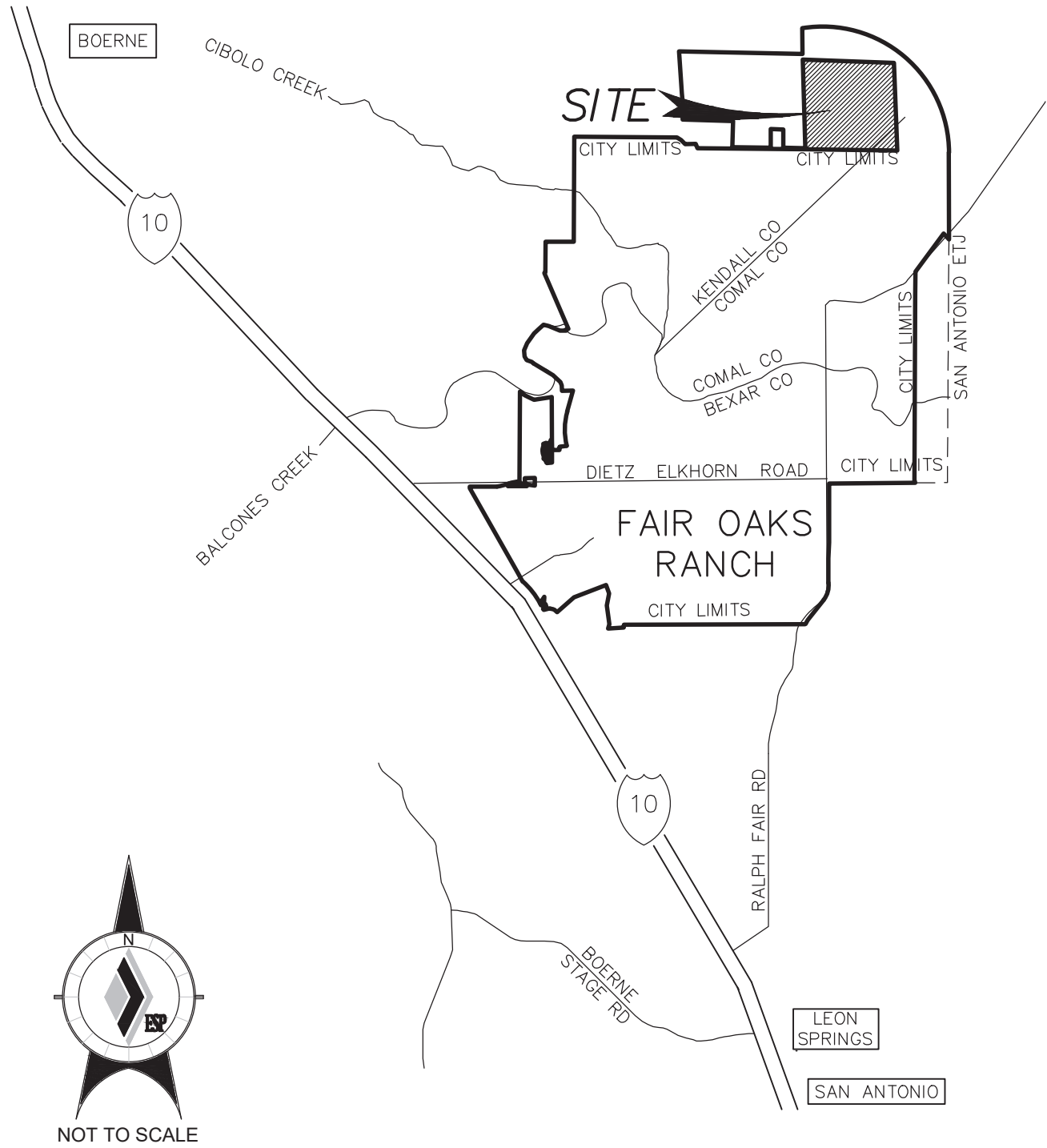
PH: (210) 698-0900 FAX: (210) 698-3565 awade@fairoaksranchtx.org www.fairoaksranchtx.org

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