

P&Z Public Hearing Post Oak FLUM Amendment

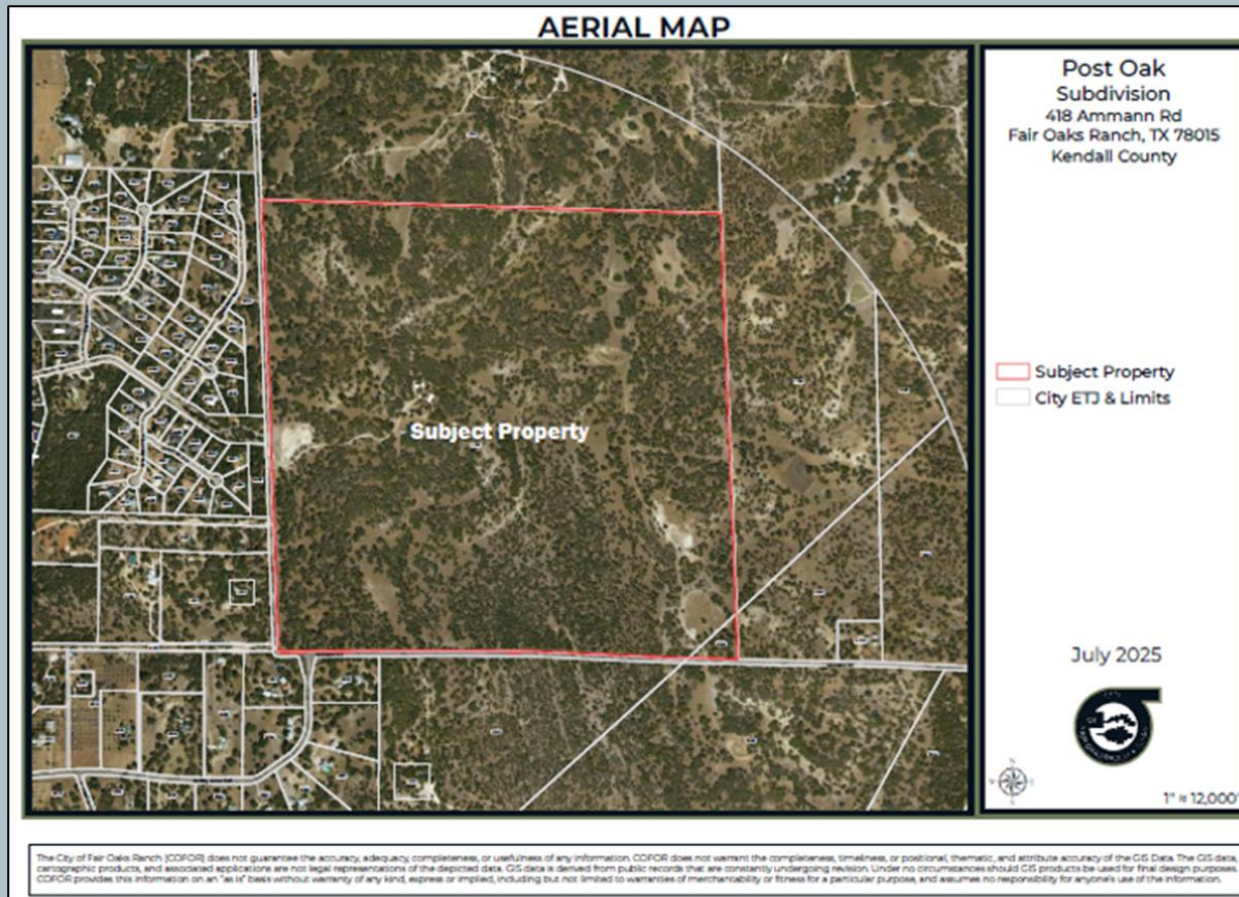


August 14, 2025

CPA# 2025-01

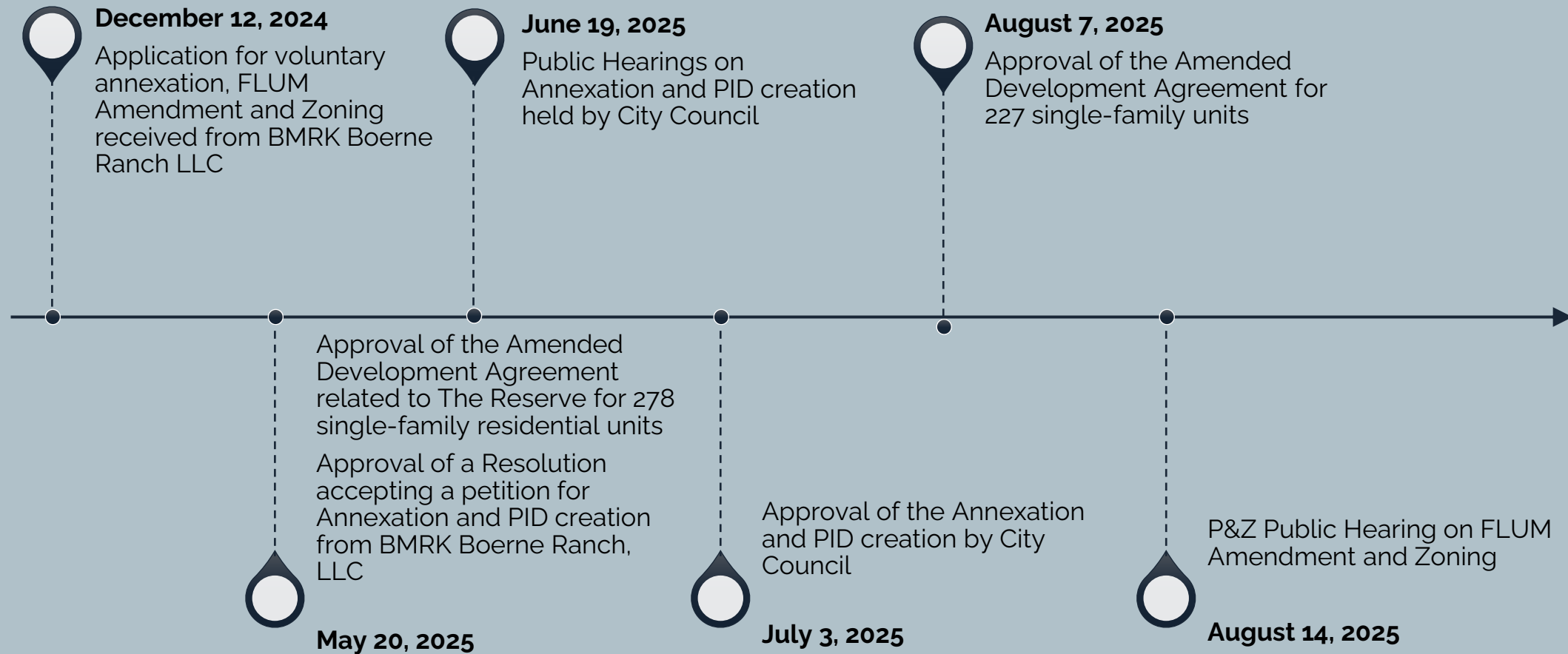
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City Planner

Introduction



- Located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west
- Request to amend the Comprehensive Plan for a land use classification of +/- 344.6 acres
- Current land use is Rural Residential (RR)
- Proposed land use is Neighborhood Residential (NR)

Property History



FLUM and Zoning District Description



Rural Residential (Existing)

FLUM	Zoning
Single-family residential and associated uses	Setbacks: 50' front, 25' street, side, and rear
Minimum Lot Size: 5 acres	
Generally not served by urban infrastructure, such as City sewer service. The district is intended to retain a rural character.	

Neighborhood Residential (Proposed)

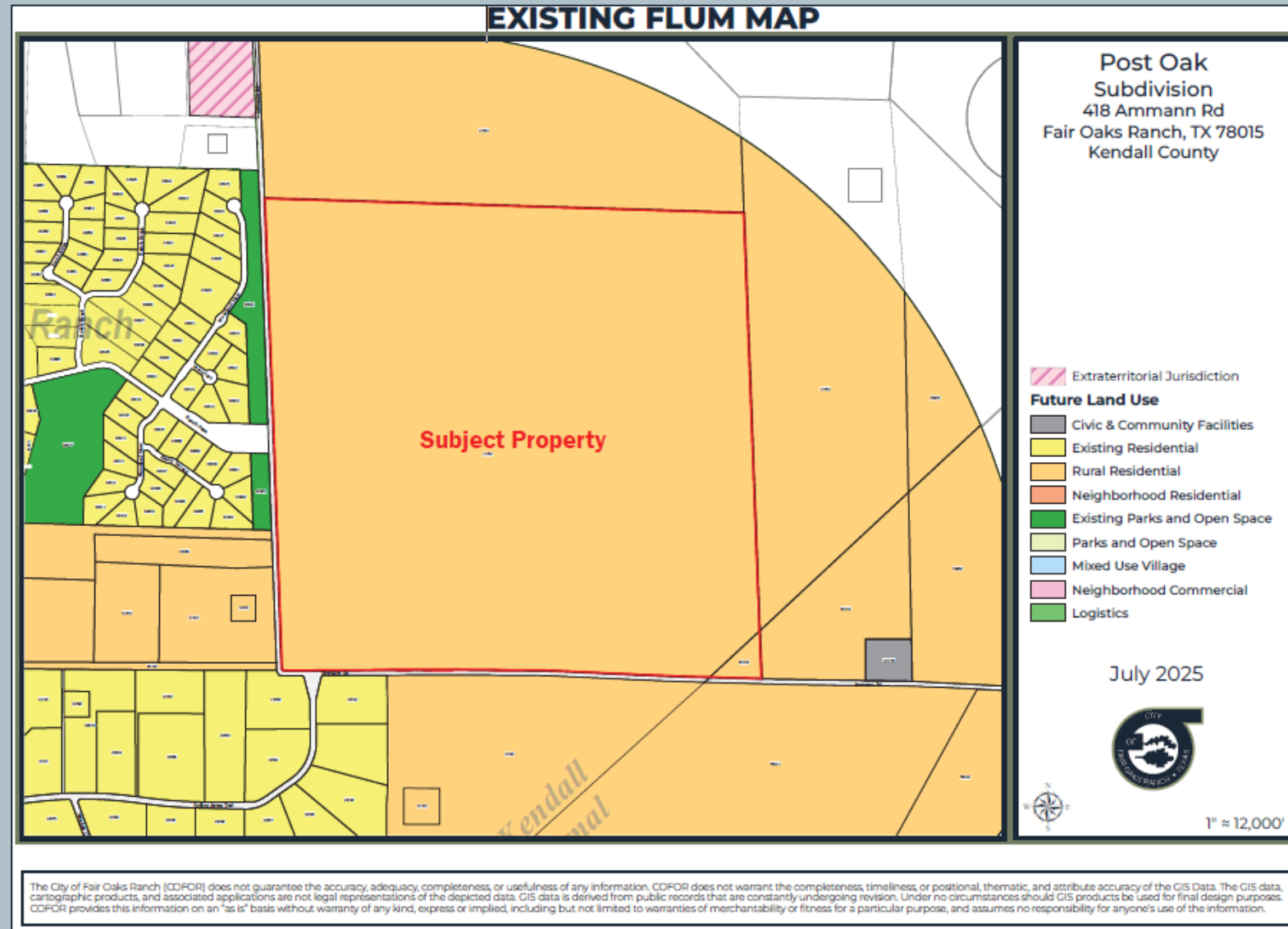
FLUM	Zoning
Low-to-medium density development	Setbacks: 25' front, 15' street, 10' side, and 20' rear
Minimum Lot Size: 1 acres	
Pedestrian-friendly residential neighborhoods, protected from incompatible uses.	

Reason for Request

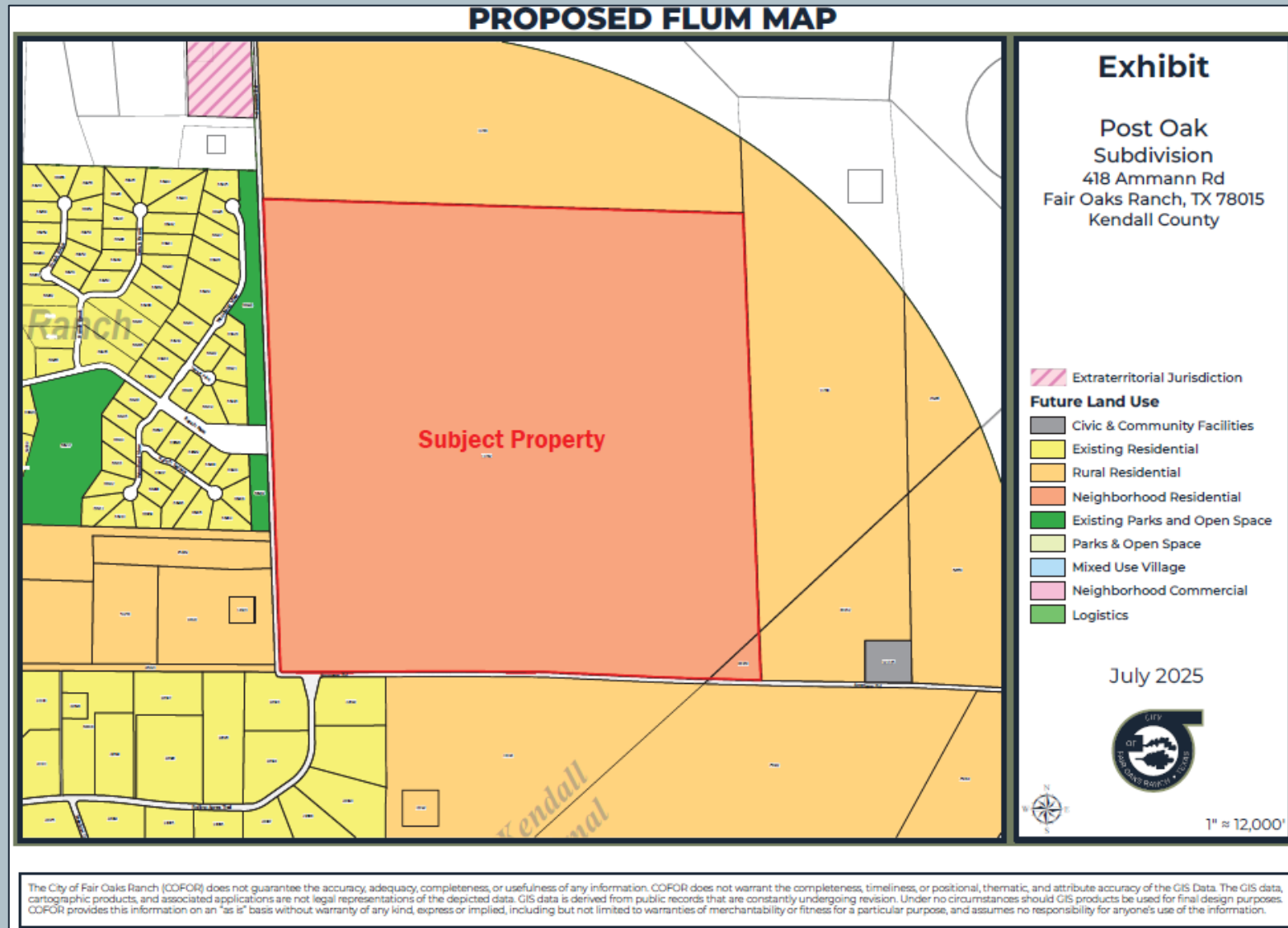


- Reclassification as Neighborhood Residential (minimum one-acre lots) aligns with the approved Development Agreement
- Designating NR will allow for the associated zoning

Future Land Use Map (Existing)



Future Land Use Map (Proposed)



Comprehensive Plan



- City of Fair Oaks Ranch Comprehensive Plan adopted in June 2018
- The Future Land Use Map (FLUM) is part of the Comprehensive Plan
- Past amendments:
 - June 2020 (The Arbors)
 - June 2024 (The Oak Bend Estates)
- Process: requires Public Hearings and P&Z recommendation to City Council

Criteria for Review – Comprehensive Plan



Comprehensive Plan principles, goals, and objectives to incorporate and protect:

1. Sub-urban and rustic character.
2. Greenery, trees, trails, open spaces, and natural beauty in developments.
3. Water resources, natural resources, and wildlife.
4. High-quality construction and infrastructure.



Criteria for Review – UDC

UDC Section 3.7 (1) - The City Council will consider the following:

1. Health, safety, or general welfare of the City.
2. Future Land Use of the Comprehensive Plan.
3. Goals and objectives of the Comprehensive Plan.
4. Unified Development Code Compliance.
5. Other criteria deemed relevant and important by the City Council in relationship to the proposed amendment.



Public Notices/Comments

- All public hearing requirements met, as prescribed in LGC and UDC:
 - Notice was published in the Boerne Star on July 27, 2025
 - Abutting residents within 200 feet of the property were notified via US Mail
 - Signage posted on the property
 - Notice was posted to the City's website
- Summary of responses from within the notification area

Next Steps



Planning and Zoning

- Consideration of the FLUM amendment and recommendation to City Council (subsequent agenda item)
- Consideration of the Zoning designation and recommendation to the City Council (subsequent agenda item)

City Council

- August 21, 2025 - Public hearing and consideration of the FLUM amendment ordinance, along with the P&Z recommendation
- September 4, 2025 – Second reading and adoption of the ordinance