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## PLANNING & ZONING COMMISSION CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Consideration and possible action regarding a recommendation to City Council on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west.

DATE: August 14, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

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#### **INTRODUCTION/BACKGROUND:**

In December 2024, staff received applications from Brown & McDonald PLLC, on behalf of the property owner, BMRK Boerne Ranch, LLC, for Annexation, Future Land Use Map (FLUM) amendment, and Zoning designation for approximately 344.6 acres, generally located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west.

On May 20, 2025, an amended development agreement providing for 278 single-family residential units with one (1) acre minimum lots was approved by the City Council. The Council, on July 3, 2025, approved the annexation of the subject property. On August 7, 2025, the development agreement was amended to reflect 227 single-family residential units.

The applicant requested an amendment to the FLUM classification to create alignment between the FLUM and the development agreement. The current FLUM classification for the subject property is Rural Residential (RR), which requires five (5) acre minimum lots. The appropriate FLUM classification for the subject property is Neighborhood Residential (NR), which entails one (1) acre minimum lots.

The FLUM is part of the City's Comprehensive Plan, which contains the City's long-term vision, goals, and aspirations with regard to community development. The FLUM is a living document and is intended to change and adapt with time and circumstance. Local Government Code 213 authorizes municipalities to amend the Comprehensive Plan, including the FLUM, to guide long-range development. The process for amending the Comprehensive Plan 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.

Staff provided a comprehensive overview of the proposed FLUM at the public hearing. The staff report presented to the P&Z at the public hearing included:

- An assessment of the proposed FLUM changes in relation to the 2018 Comprehensive Plan
- An overview of the application process leading to the proposed FLUM amendment from RR

to NR

- An overview of evaluation criteria that need to be considered when amending the FLUM, and
- An overview of the public notice requirements, the City's public notice actions, and comments received

### **CRITERIA FOR REVIEW:**

The proposed amendment is consistent with the following Comprehensive Plan principles, goals, and objectives:

1. Preserve the sub-urban, rustic character and quality of life that attracted residents to Fair Oaks Ranch as a defining trait of the community.
2. As the City builds out, incorporate greenery, trees, trails, open spaces and opportunities to see and enjoy the natural splendor of the Hill Country into new neighborhoods and the community at large. Protect water resources, natural resources and wildlife.
3. Demand high-quality construction and infrastructure from new developers, based on the Fair Oaks Ranch vision.

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

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, and
5. Other criteria deemed relevant and important by the City Council when taking action on the proposed amendment.

### **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

1. The proposed FLUM amendment would comply with Texas Local Government Code Chapter 213 Municipal Comprehensive Plans and the Unified Development Code.
2. Supports Strategic Action Plan Priority 2.1 Manage the Physical Development of the City.
3. The proposed FLUM amendment would be consistent with the August 7, 2025, amended development agreement for the subject property, which includes 227 single-family residential units on one-acre minimum lots.

### **LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

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

**RECOMMENDATION/PROPOSED MOTION:**

Staff prepared the following draft findings for the P&Z to review and consider or amend to support the proposed Comprehensive Plan amendment:

1. The proposed amendment aligns with the approved development agreement for the property, which includes 227 single-family residential units on one-acre minimum lots. This represents a significant reduction in lots compared to the original agreement, enables the preservation of geological and drainage features on site, and reduces future demands on the City's water supply and transportation infrastructure.
2. The proposed amendment will permit the appropriate zoning classification of NR to be placed on the property, in accordance with the development agreement.
3. The proposed amendment is consistent with the Comprehensive Plan's guiding principles, goals, and objectives.

**MOTION:** I move to recommend approval of the proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west.