



PLANNING & ZONING COMMISSION PUBLIC HEARING

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Conduct a Public Hearing 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

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.

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.
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.

PUBLIC NOTICES/COMMENTS:

As required for a Comprehensive Plan amendment, a notice of the public hearing was published in the Boerne Star newspaper on July 27, 2025. Additionally, as depicted in the **Exhibit D** map, abutting residents were notified of the public hearing via US Mail. Staff posted notice of public hearing signs at the subject property, and the public hearing notice was posted to the City's website. Written responses received from the public as of Wednesday, August 6, 2025, will be attached as **Exhibit E**.

PUBLIC HEARING:

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

NEXT STEPS:

Following the public hearing, the P&Z will consider the FLUM amendment request and make a recommendation to the City Council.

- August 14 – The P&Z will hold a public hearing on the zone designation request and make a recommendation to the City Council.
- August 21 – The City Council will hold a public hearing on the Future Land Use Map amendment and the Zoning Designation ordinances and consider and act on the first reading of the ordinances.
- September 4 – The City Council will consider and act on the final reading of the ordinances.

LEGAL ANALYSIS:

The public hearing demonstrates compliance with the requirements as prescribed in the LGC and the City's UDC.

EXHIBITS:

- A. Universal Application and Specific Application (FLUM Amendment/Rezoning)
- B. Subject Property Aerial Map
- C. Future Land Use Map (FLUM) - Existing and Proposed
- D. Notification Map
- E. Property Owner Response Map and Written Responses Received