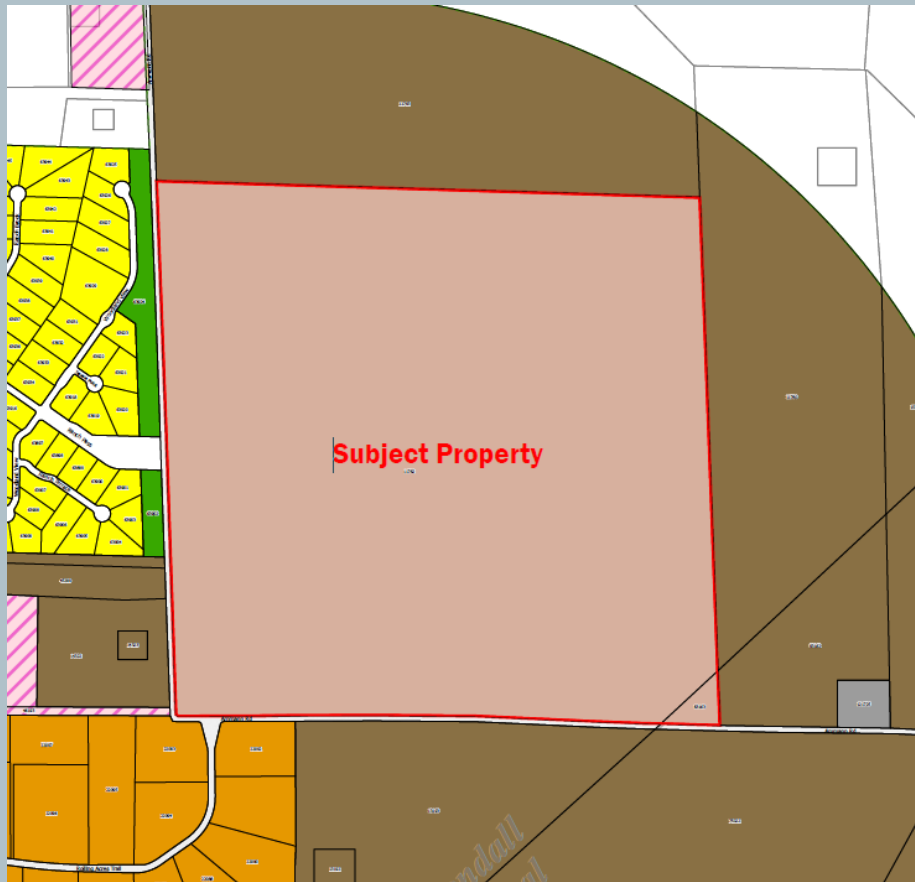




City Council Public Hearing Post Oak Zone Designation

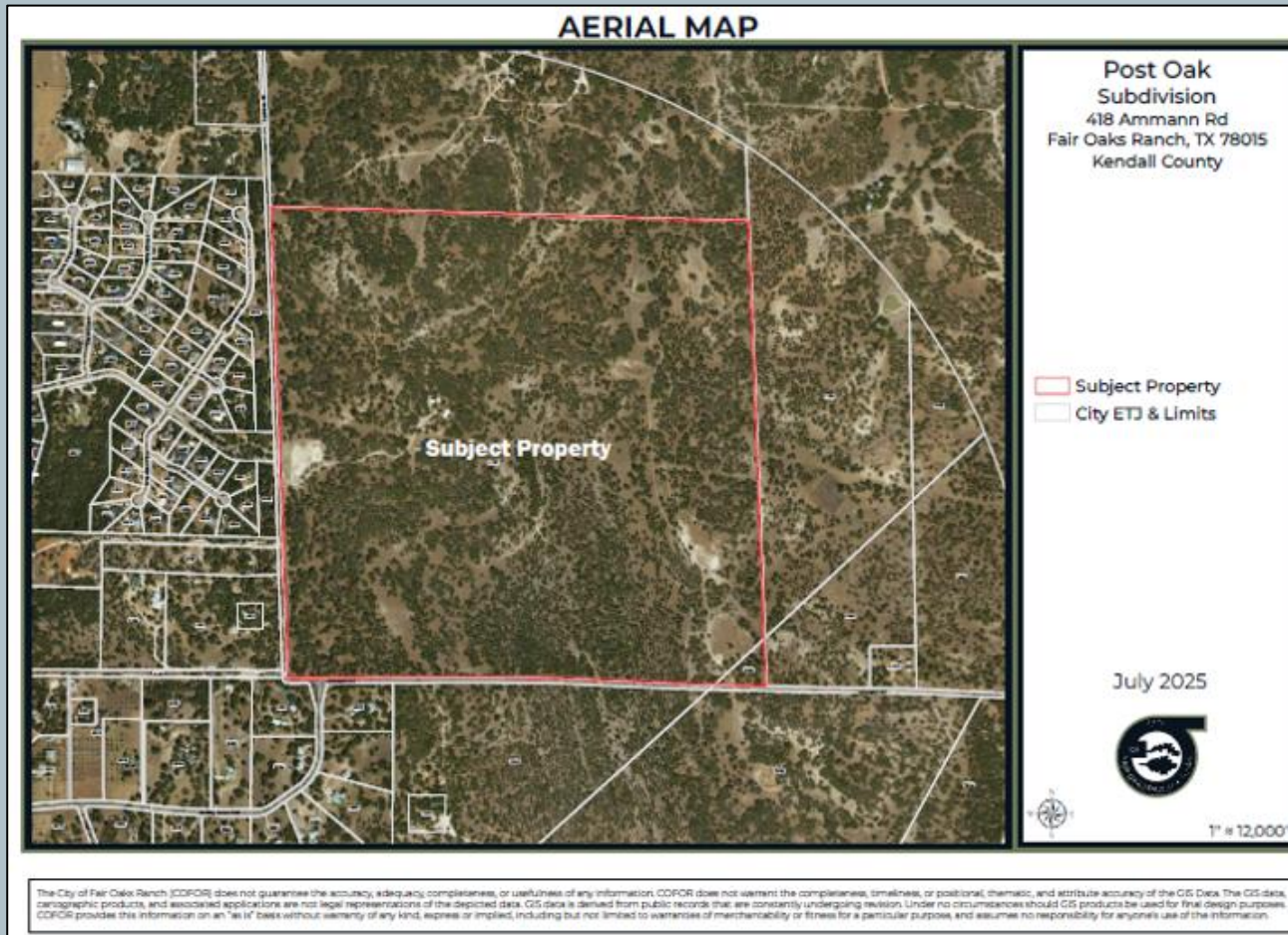
August 21, 2025

ZC# 2025-01



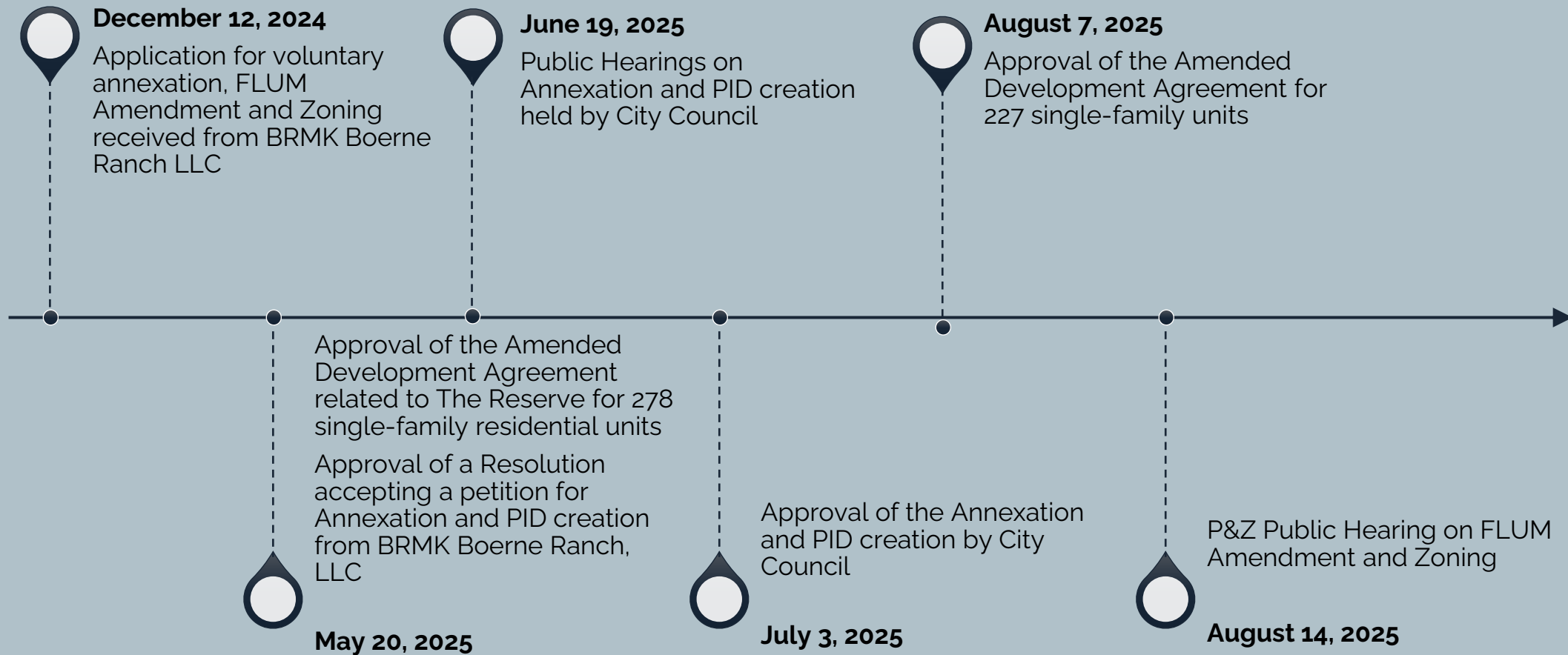
Jessica Relucio, ENV SP
City Planner

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 designate zoning (Rezone) for approximately 344.6 acres
- Current zone is Rural Residential (RR)
- Proposed zone 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
Lot Size: 5 Ac.	
Generally not served by urban infrastructure, such as City sewer service. The district is intended to retain a rural character.	

Neighborhood Residential (Proposed)

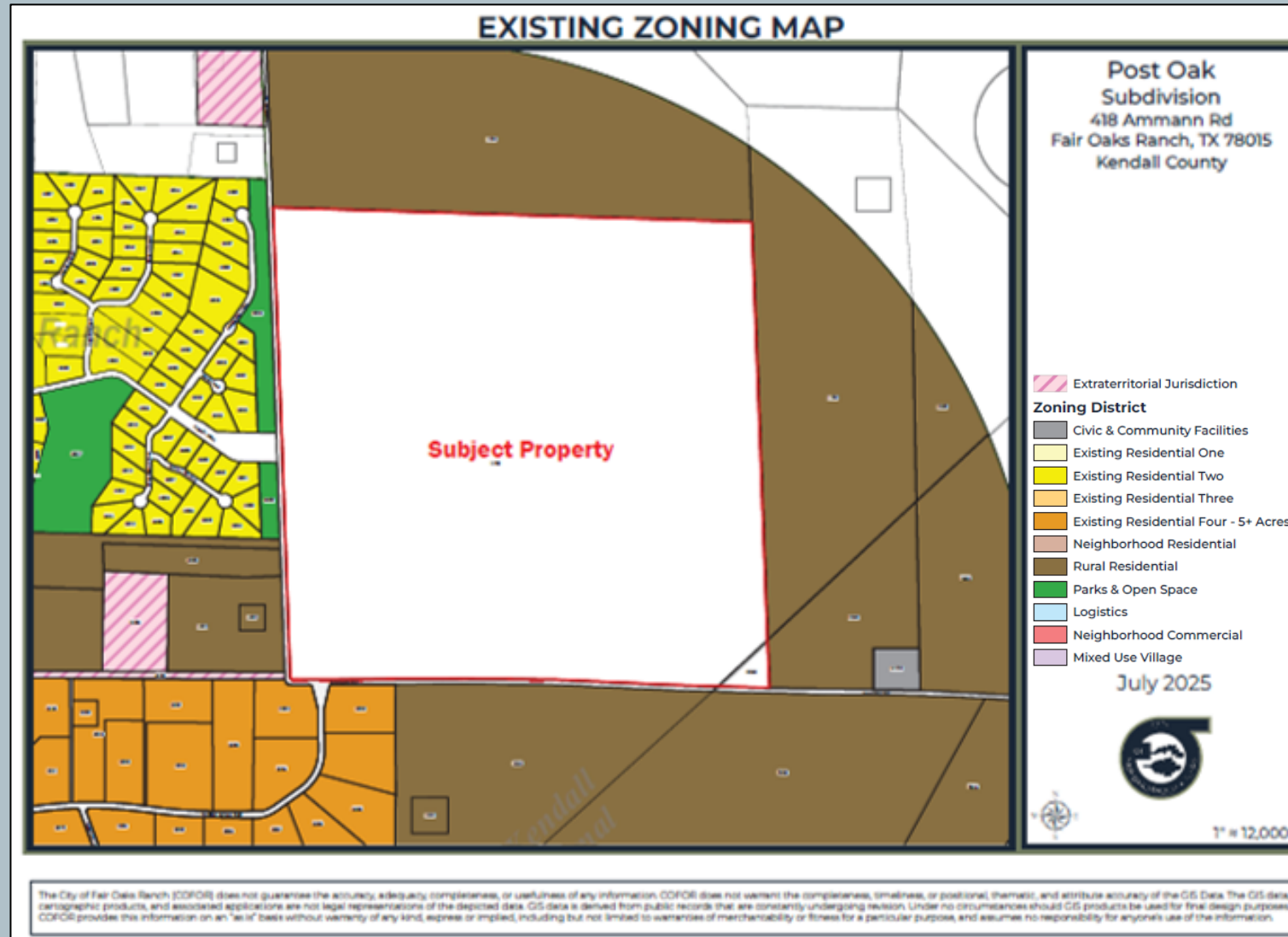
FLUM	Zoning
Low-to-medium density development	Setbacks: 25' front, 15' street, 10' side, and 20' rear
Lot Size: 1 Ac.	
Pedestrian-friendly residential neighborhoods, protected from incompatible uses.	

Reason for Request

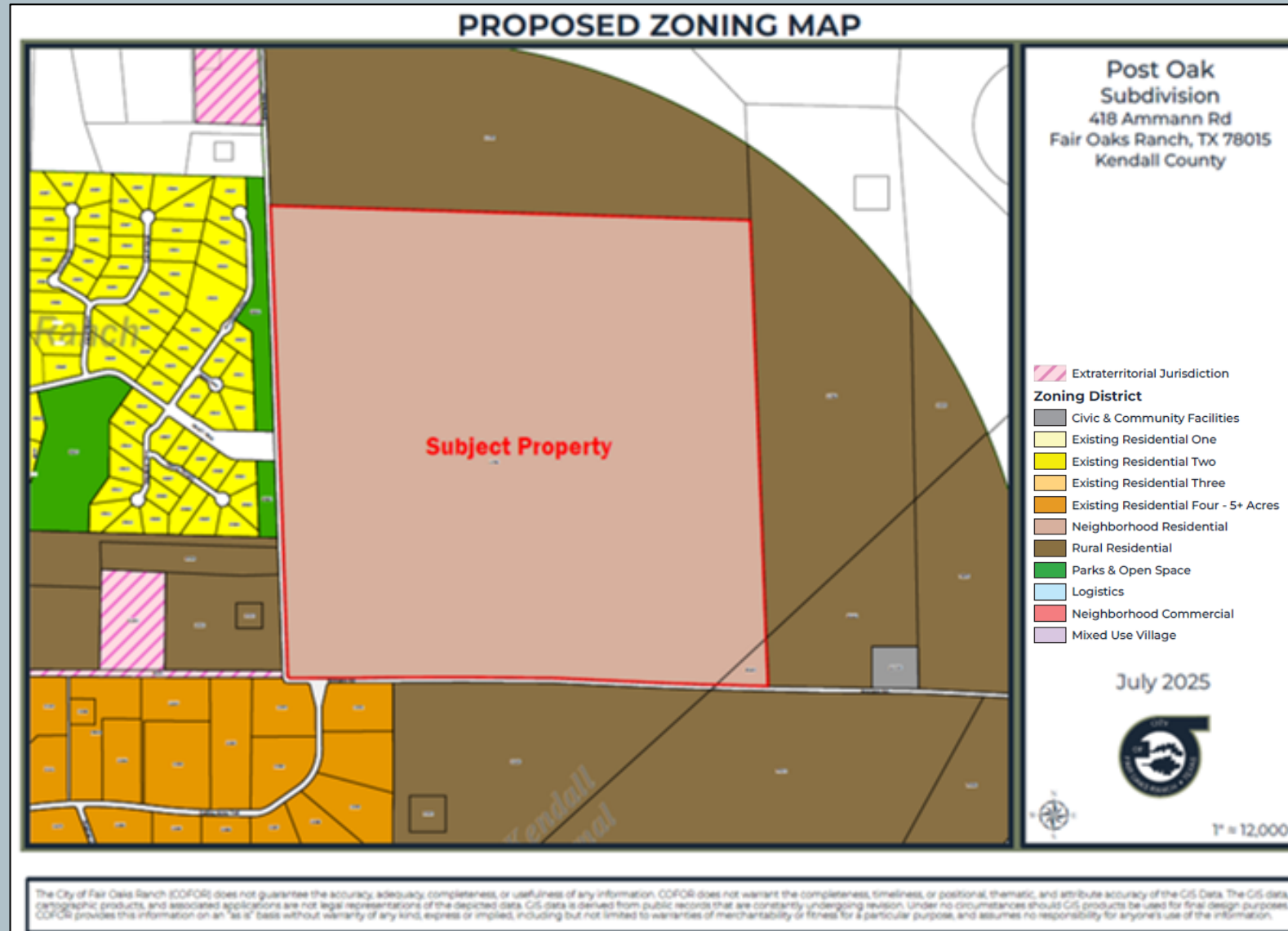


- One-acre lots to meet the Development Agreement
- Allow correct development to meet the Development Agreement and necessary FLUM designation
- Designating NR will allow for the associated rezoning

Zoning Map (Existing)



Future Land Use Map (Proposed)



Rezoning



- Following the 2018 Comprehensive Plan, the zoning regulations became effective in 2019
- Zoning Districts are designated in accordance with the Future Land Use Map (FLUM) of the Comprehensive Plan
- Past Rezones
 - Approved June 2024 (Oak Bend)
 - Approved June 2020 (The Arbors)
- Process: requires Public Hearings and P&Z recommendation to City Council

Criteria for Review – Comprehensive Plan



- Local Government Code 211 - This proposed zone designation is consistent with FLUM designation NR and with the following Comprehensive Plan principles, goals, and objectives:
 1. Suburban 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 (4) – The City Council will consider:

- Consistency with the Comprehensive Plan
- The health, safety, or general welfare of the City
- Compatible with and conforms with uses of nearby property
- The property is suitable for uses
- Infrastructure, including roadway adequacy, sewer, water and storm water facilities



Public Notices/Comments

- All public hearing requirements, 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

Staff Recommendation



The City Council should consider the following in approving the proposed Comprehensive Plan amendment:

- Accurate reflection of the approved Agreement, as guided by the Comprehensive Plan and UDC
- Allows for the appropriate zoning classification of NR and associating one-acre lot sizes
- Aligns with the UDC, Comprehensive Plan, and approved Agreement
- Post Oak proposes 227 home units as opposed to the previous development agreement for The Reserve, totaling 635 home units.

Next Steps



City Council

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