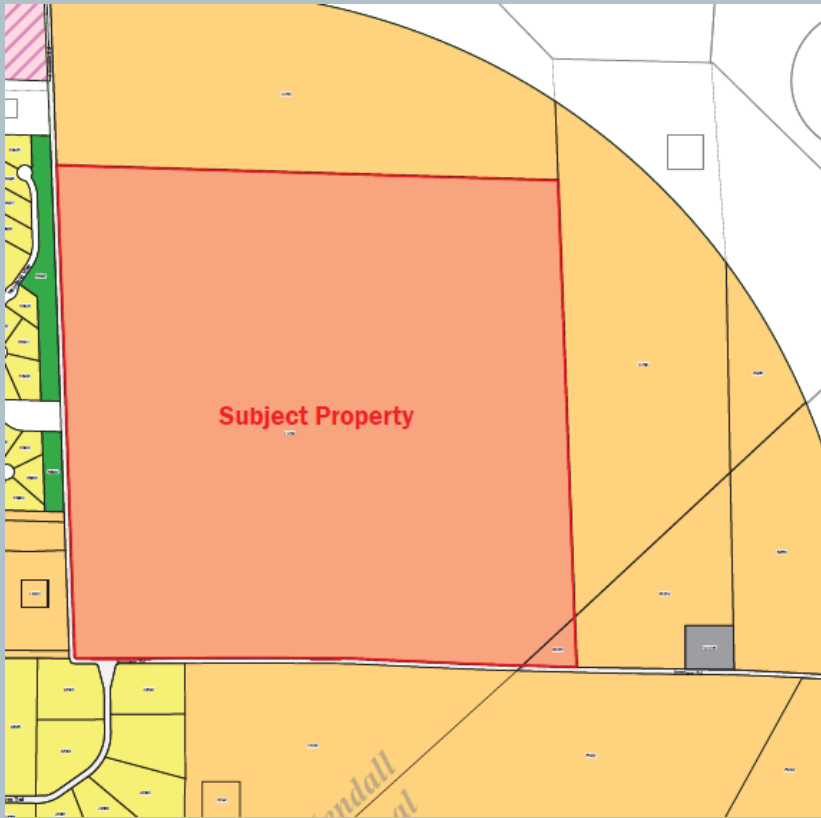




# City Council Public Hearing Post Oak FLUM Amendment

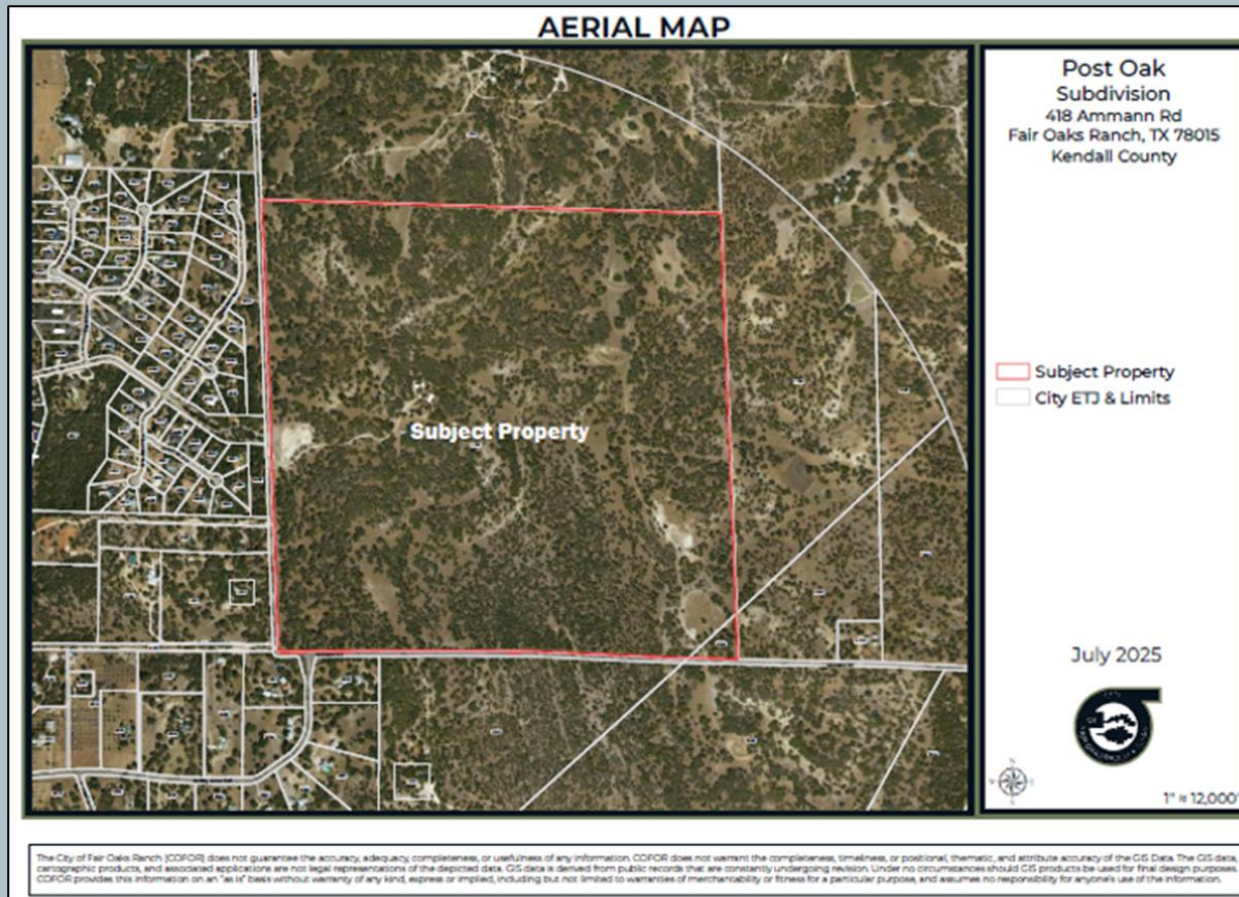
August 21, 2025

CPA# 2025-01



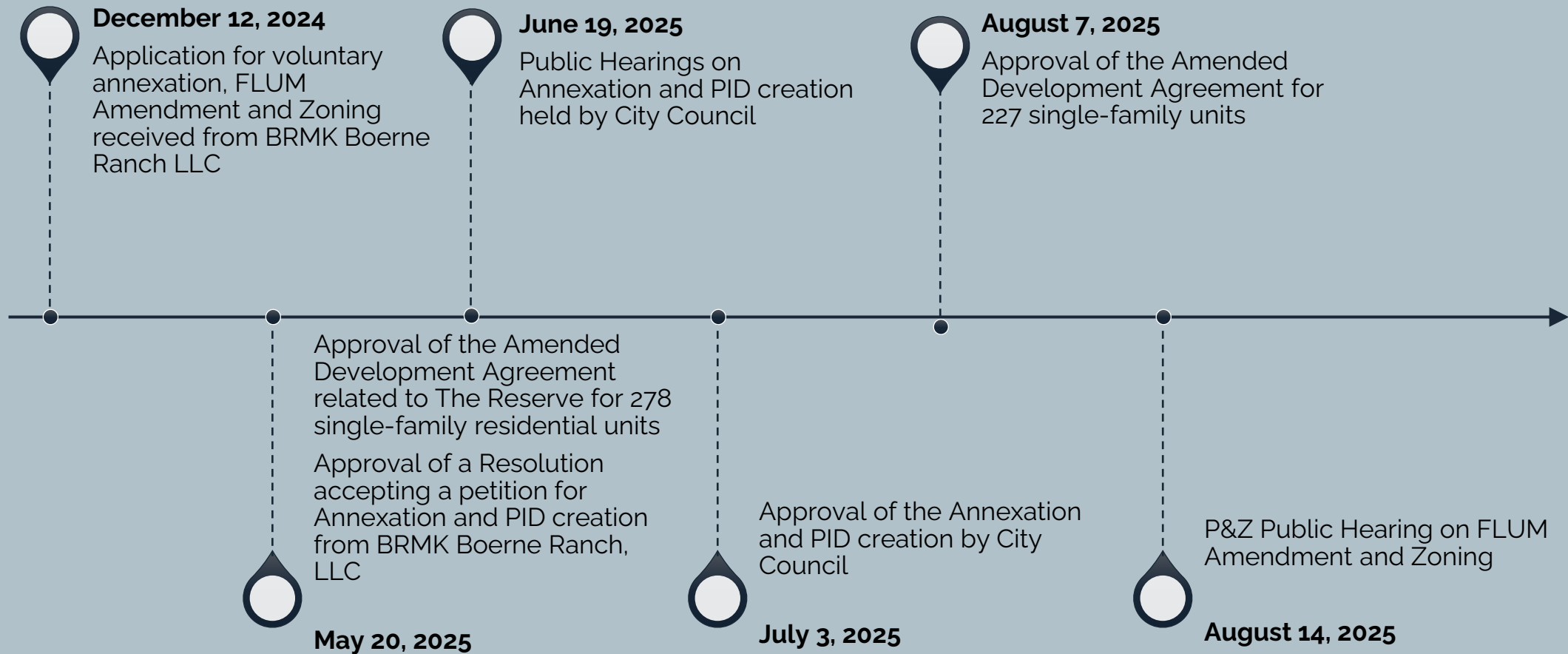
Jessica Relucio, ENV SP  
City Planner

# 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 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
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)

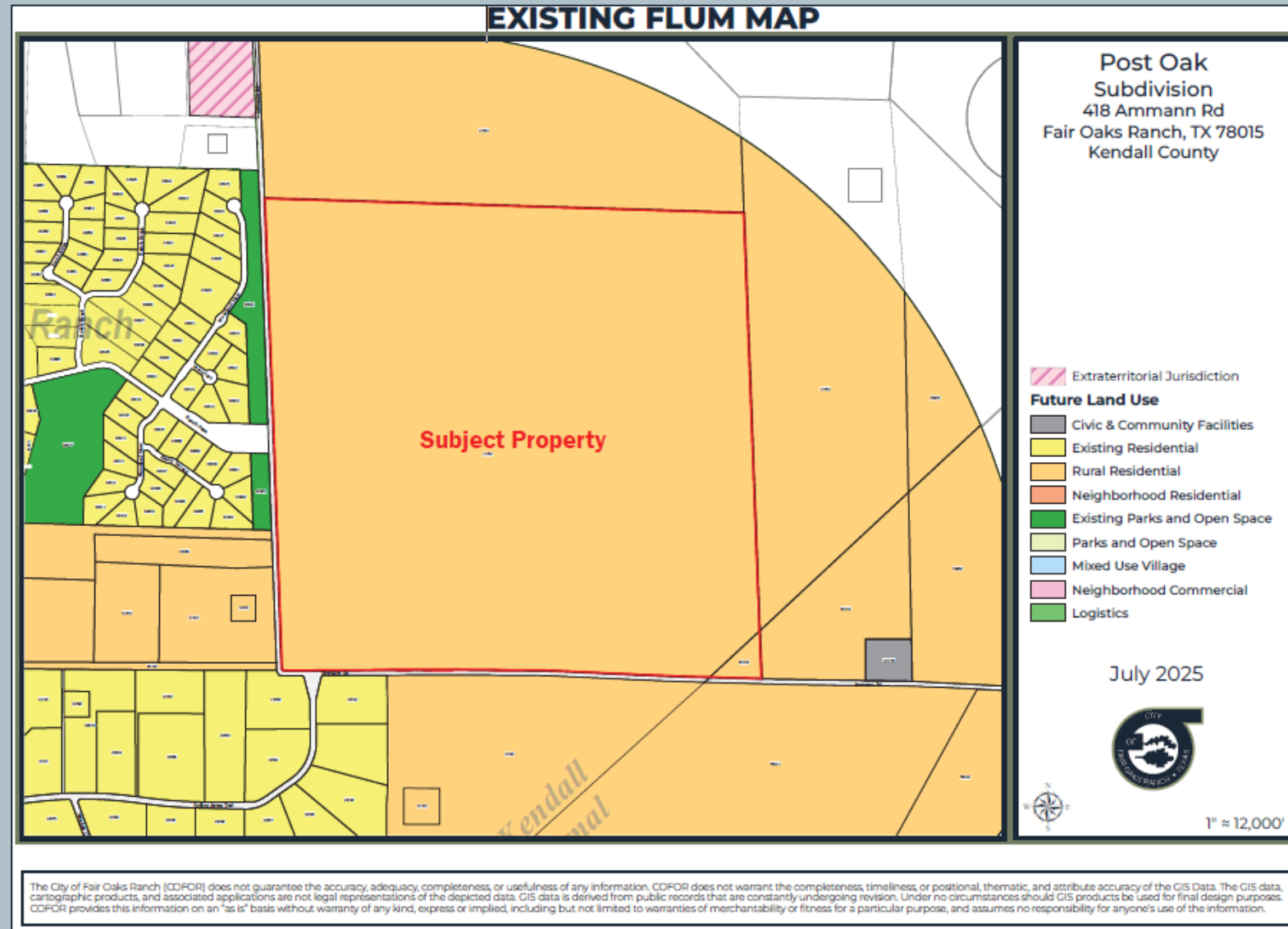
FLUM	Zoning
Low-to-medium density development	Setbacks: 25' front, 15' street, 10' side, and 20' rear
Lot Size: 1 Ac.	
Pedestrian-friendly residential neighborhoods, protected from incompatible uses.	

# Reason for Request



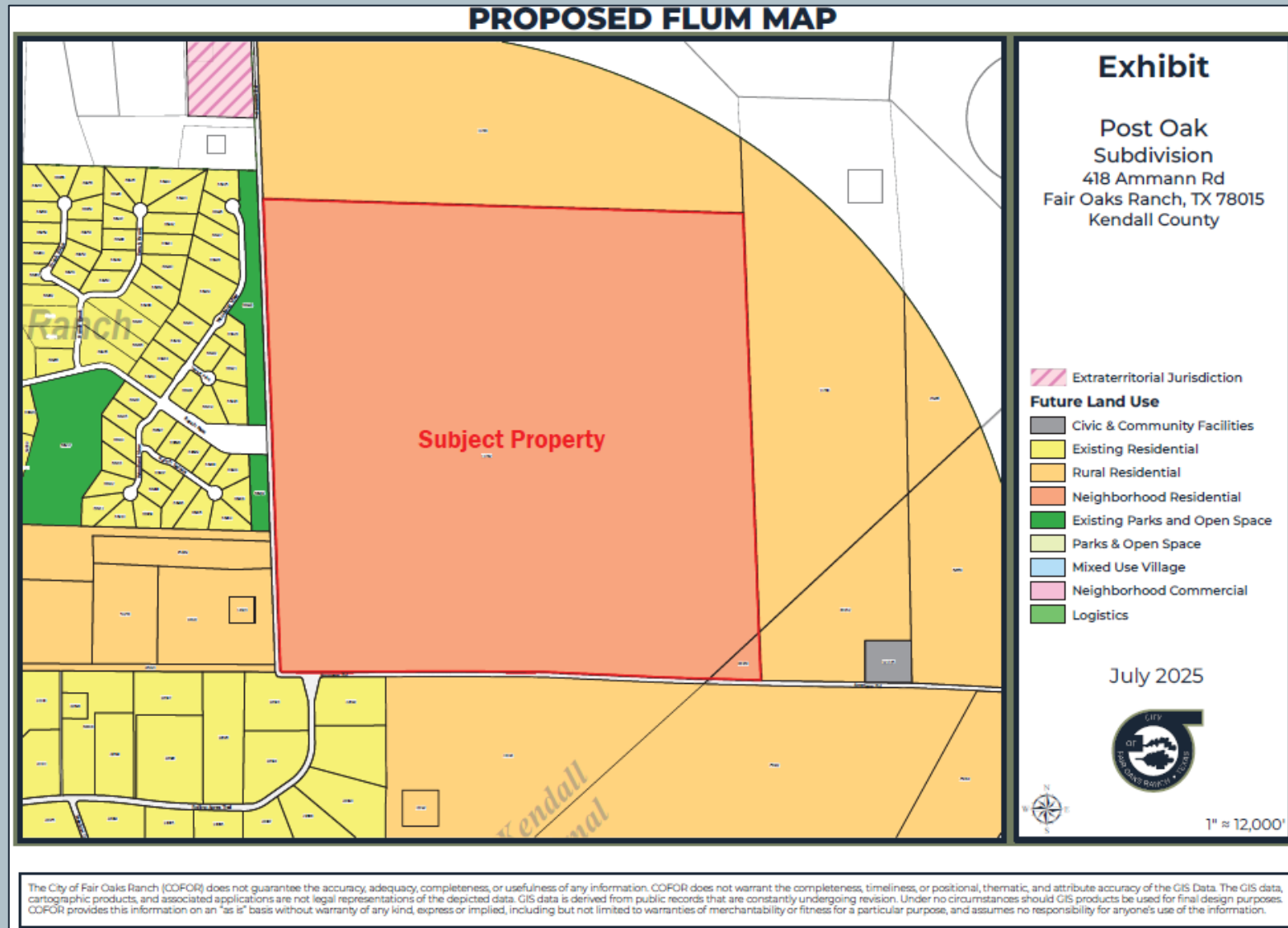
- Reclassification as Neighborhood Residential (minimum one-acre lots) aligns with the approved Development Agreement
- Designating NR will allow for the associated zoning

# 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 with two readings by City Council



# Criteria for Review – Comprehensive Plan



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

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 (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, 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
- Application available for viewing at the Engineering Department

# Next Steps



## City Council

- August 21, 2025 - The City Council will hold a public hearing on the Zoning designation ordinance, consider ordinances for the FLUM amendment and Zoning designation, and act on the first reading of the ordinances
- September 4, 2025 – The City Council will consider and act on the final reading of the ordinances