

AN ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, AMENDING 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; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Fair Oaks Ranch Comprehensive Plan provides guidance on future land use and zoning; and

WHEREAS, on June 21, 2018, the City Council approved the City of Fair Oaks Ranch Comprehensive Plan, which includes a Future Land Use Map (FLUM) that designated the subject property as Rural Residential (RR); and

WHEREAS, the Rural Residential (RR) district is intended for land subdivided for single-family residential purposes and related uses, and requires a minimum lot size of five (5) acres while maintaining a rural character; and

WHEREAS, on December 16, 2024, Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC filed an application (CPA 2025-01) to amend the Comprehensive Plan changing the Land Use Classification of the subject property from Rural Residential (RR) to Neighborhood Residential (NR) for the Post Oak Subdivision; and

WHEREAS, on May 20, 2025, the City Council approved an amended development agreement between the City of Fair Oaks Ranch and the applicant, Brown & McDonald PLLC, on behalf of the property owner, BRMK Boerne Ranch, LLC., allowing for the development of 278 one (1) acre minimum single-family residential lots on land generally bordered by Ammann Road; and

WHEREAS, on July 3, 2025, the City Council approved the Post Oak Public Improvement District (PID); and

WHEREAS, on August 7, 2025, the development agreement was amended to reflect a reduction to 227 single-family residential units; and

WHEREAS, on August 14, 2025, the Planning and Zoning Commission conducted a public hearing on the proposed amendment of the land use classification and, after considering the testimony and evidence, recommended approval to reclassify the subject property to Neighborhood Residential (NR); and

WHEREAS, on August 21, 2025, the City Council conducted a public hearing on the proposed change amendment of the land use classification; and

WHEREAS, after considering the public testimony, evidence, and the recommendation of the Planning and Zoning Commission, the City Council determined that the Neighborhood Residential (NR) classification is the appropriate land use designation for the subject property, in a manner consistent with the property's Development Agreement, the Public Improvement District, and the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

- Section 1.** The Property generally known as the Post Oak Subdivision located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west as described in the attached **Exhibit A** is hereby classified as Neighborhood Residential (NR).
- Section 2.** The Official Future Land Use Map of the City of Fair Oaks Ranch shall be revised to reflect the Amendment.
- Section 3.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 4.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.
- Section 5.** That it is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 6.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.
- Section 7.** If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.
- Section 8.** All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.
- Section 9.** This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 10.** This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 21st day of August 2025.

PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on reading this 4th day of September 2025.

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Amanda Valdez, TRMC
Deputy City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney