



## CITY OF FAIR OAKS RANCH

### CITY COUNCIL REGULAR MEETING

Thursday, August 21, 2025 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

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## MINUTES

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### OPEN MEETING

#### 1. Roll Call - Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Stroup, Rhoden, Olvera, Pearson, Parker and Swarek

With a quorum present, the meeting was called to order at 6:30 PM.

#### 2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

### CITIZENS and GUEST FORUM

#### 3. Citizens to be heard - No one signed up to speak under Citizens to be Heard.

### PRESENTATIONS

#### 4. Building and Code Staff Appreciation Day Proclamation

Mayor Maxton presented a Proclamation to the Building Codes Department staff members in observance of Building and Code Staff Appreciation Day on September 1, 2025.

### CONSENT AGENDA

#### 5. Approval of the August 7, 2025 Regular City Council meeting minutes

#### 6. Approval of a resolution approving the Fair Oaks Ranch Municipal Development District Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026

MOTION: Made by Council Member Olvera, seconded by Council Member Stroup, to approve the Consent Agenda.

VOTE: 7 - 0; Motion Passed.

*Mayor Maxton asked for Council's concurrence to modify the agenda to allow each consideration item to be taken up immediately following its respective public hearing. Council agreed without objection.*

### PUBLIC HEARINGS

#### 7. 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

A. Mayor Maxton opened the public hearing at 6:40 PM.

- B. City Planner Jessica Relucio provided a presentation on the proposed change to the Comprehensive Plan.
- C. City Council did not receive public testimony for or against the proposed change to the Comprehensive Plan. Mayor Maxton reported that four public comment forms were received.
- D. Mayor Maxton closed the public hearing at 6:49 PM.
- E. City Council did not discuss the proposed amendment to the Comprehensive Plan.

#### **CONSIDERATION/DISCUSSION ITEMS**

- 9. **Consideration and possible action approving the first reading of an ordinance 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**

MOTION:      Made by Council Member Pearson, seconded by Council Member Rhoden, to approve the first reading of an ordinance 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.

VOTE:          7 - 0;   Motion Passed.

#### **PUBLIC HEARINGS**

- 8. **Public Hearing on a zoning application submitted by Brown & McDonald, PLLC on behalf of the property owner, BRMK Boerne Ranch LLC, to designate 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 as Neighborhood Residential (NR)**

- A. Mayor Maxton opened the public hearing at 6:52 PM.
- B. City Planner Jessica Relucio provided a presentation on the zoning application to designate approximately 344.6 acres as Neighborhood Residential (NR).
- C. City Council did not receive public testimony for or against the proposed zoning designation change. Mayor Maxton referred to the four responses from the previous public hearing.
- D. Mayor Maxton closed the public hearing at 6:57 PM.
- E. City Council provided comments on the proposed zoning designation change.

#### **CONSIDERATION/DISCUSSION ITEMS**

- 10. **Consideration and possible action approving the first reading of an ordinance designating the zoning district 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 as Neighborhood Residential (NR)**

MOTION: Made by Council Member Parker, seconded by Council Member Swarek, to approve the first reading of an ordinance designating the zoning district 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 as Neighborhood Residential (NR).

VOTE: 7 - 0; Motion Passed.

## **PUBLIC HEARINGS**

### **11. Public Hearing on the extension of the Fair Oaks Ranch city limits by annexation of a 2.923-acre tract of land located at 329 Ammann Road, Kendall County, Texas**

- A. Mayor Maxton opened the public hearing at 7:00 PM.
- B. City Planner Jessica Relucio provided a presentation on the proposed annexation of a 2.923-acre tract of land.
- C. City Council did not receive public testimony for or against the proposed annexation of a 2.923-acre tract of land located at 329 Ammann Road, Kendall County, Texas.
- D. Mayor Maxton closed the public hearing at 7:04 PM.
- E. City Council did not discuss the proposed annexation of a 2.923-acre tract of land located at 329 Ammann Road, Kendall County, Texas.

## **CONSIDERATION/DISCUSSION ITEMS**

### **12. Consideration and possible action approving the first reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas providing for the extension of the Fair Oaks Ranch city limits by the annexation of a +/- 2.923-acre tract of land located at 329 Ammann Road, Kendall County, Texas; and providing for an effective date**

MOTION: Made by Council Member Rhoden, seconded by Council Member Swarek, to approve the first reading of an ordinance providing for the extension of Fair Oaks Ranch city limits by the annexation of approximately 2.923-acres of land located at 329 Ammann Road, Kendall County, Texas; and providing for an effective date.

VOTE: 7 - 0; Motion Passed.

## **WORKSHOP**

### **13. Ammann Road Reconstruction Project Update and Review of Low Water Crossing (LWC) Options**

Luba Esquivel, representative from STV Inc., provided a presentation detailing the scope and cost of three options for addressing the low water crossings on Ammann Road. The Council directed staff to pursue option 2 (10-year Level of Service) and also to contact the property owners that will be directly affected by the project.

**14. Drainage infrastructure overview and request for Drainage Lead position**

Director of Public Works & Engineering Services Grant Watanabe presented an overview of the city's drainage infrastructure and proposed adding a Drainage Lead to the FY 2025-26 budget and an equivalent reduction in the annual street maintenance program to cover the cost for that position. Council directed staff to proceed with the recommendation.

**REQUESTS AND ANNOUNCEMENTS****15. Announcements and reports by Mayor and Council Members**

Mayor Maxton provided an update on the construction of the gateway feature, noting that work has been delayed due to the delivery of materials. He stated that construction is expected to resume next week once the materials arrive. The Mayor also invited residents to attend the Police Department's Puptember Protection Day on Saturday, September 6, 2025, from 9:00 a.m. to 12:00 p.m. at City Hall Complex. The event will feature a mobile clinic offering low-cost vaccines, opportunities to register pets with the City, adoptable animals, vendors, and a photo booth. Lastly, Mayor Maxton congratulated the Fair Oaks Ranch Homeowner's Association on its 50th anniversary celebration, also taking place on September 6, 2025.

**16. Announcements by the City Manager**

None.

**17. Requests by Mayor and Council Members that items be placed on a future City Council agenda**

None.

**CONVENE INTO EXECUTIVE SESSION**

City Council convened into closed session at 8:15 PM regarding:

**Sec. 551.071 (Consultation with Attorney)****18. Discussion on legal requirements necessary to contract for Fire and Emergency Medical Services****Sec. 551.074 (Personnel Matters)****19. To perform the annual evaluation of the City Manager****RECONVENE INTO OPEN SESSION**

Mayor Maxton reconvened the meeting into Open Session at 9:41 PM.

**MOTION:** Made by Council Member Parker, seconded by Council Member Stroup, to approve a termination and resignation agreement for employment as the City Manager.

**VOTE:** 7 - 0; Motion Passed.

**ADJOURNMENT**

Mayor Maxton adjourned the meeting at 9:43 PM.

ATTEST:

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Gregory C. Maxton, Mayor

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Amanda Valdez, TRMC  
Deputy City Secretary