



CITY COUNCIL CONSENT ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of the second reading of 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

DATE: September 4, 2025

DEPARTMENT: Public Works

PRESENTED BY: Consent Item: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

In December 2024, staff received applications from Brown & McDonald PLLC, on behalf of the property owner, BRMK 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, 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 with 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.

A public hearing and consideration on the amendment to the FLUM classification was conducted by the Planning and Zoning Commission on August 14, 2025. Following the public hearing, the Commission voted to recommend approval of the amendment to the City Council. On August 21, 2025, the City Council conducted a public hearing. Following the hearing, the City Council approved the first reading of an ordinance amending the Comprehensive Plan, more specifically the FLUM. No public testimony was heard at the meetings. A comprehensive overview of the proposed Future Land Use Map (FLUM) was provided to the Commission and the City Council, which included:

- An assessment of the proposed FLUM changes in relation to the 2018 Comprehensive Plan
- An overview of the application process leading to the proposed FLUM amendment from RR to NR

- An overview of evaluation criteria that need to be considered when amending the FLUM
- An overview of the public notice requirements, the City's public notice actions, and comments received

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. The proposed FLUM amendment would comply with Texas Local Government Code Chapter 213 Municipal Comprehensive Plans and the Unified Development Code
2. Supports Strategic Action Plan Priority 2.1 Manage the Physical Development of the City
3. The proposed FLUM amendment would be consistent with the August 7, 2025, amended development agreement for the subject property, which includes 227 single-family residential units on one-acre minimum lots

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Not Applicable

LEGAL ANALYSIS:

Ordinance approved as to form by the City Attorney.

RECOMMENDATION/PROPOSED MOTION:

The Planning and Zoning Commission and staff recommend that the City Council support the proposed Comprehensive Plan amendment based on the following findings:

1. The proposed amendment aligns with the approved development agreement for the property, which includes 227 single-family residential units on one-acre minimum lots
2. The proposed amendment represents a significant reduction in lots compared to the original agreement, enables the preservation of geological and drainage features on site, and reduces future demands on the City's water supply and transportation infrastructure
3. The proposed amendment will permit the appropriate zoning classification of NR to be placed on the property, in accordance with the development agreement
4. The proposed amendment is consistent with the Comprehensive Plan's guiding principles, goals, and objectives

Consent Item: I move to approve the second reading of an ordinance amending the Comprehensive Plan, changing the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) of 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.