



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving a resolution accepting a petition for a Public Improvement District (PID) and setting a public hearing date

DATE: May 20, 2025

DEPARTMENT: Public Works

PRESENTED BY: Scott M. Huizenga, ICMA-CM, City Manager
T. Daniel Santee, City Attorney

INTRODUCTION/BACKGROUND:

On May 2, 2025, the City of Fair Oaks Ranch received a Public Improvement District (PID) petition from BRMK Boerne Ranch, LLC. The petition is included as **Exhibit A** for reference. The petition requests the creation of the Post Oak PID within the City of Fair Oaks Ranch's extraterritorial jurisdiction.

The intent of the proposed PID is to create an assessment against properties within the proposed boundary that would finance public improvements related to the proposed development boundary, here referred to as the Post Oak Development. If approved, the Post Oak PID would create a financing mechanism that would address new services or improvements such as water distribution facilities, storm water management facilities, or road improvements.

On December 19, 2024, the City Council approved a City of Fair Oaks Ranch PID Policy, attached as **Exhibit C** for reference. The PID petition was reviewed by staff pursuant to requirements outlined in the policy and per Texas Local Government Code Section 372.005(a). Staff has determined the applicants sufficiently:

- Demonstrated availability of long-term financial capital
- Meet ownership requirements
- Demonstrated extraordinary mutual benefit to affected property owners and the City
- Identified land within the PID boundary that will be publicly owned
- Described all City-owned and maintained land, to include future City project costs
- Prepared a budget, to include revenues in addition to the assessments, and a description of how funds will be managed
- Specified procedure for eventual termination of the PID

As mentioned, this PID petition is related to an anticipated residential development to be known as the Post Oak Subdivision. Upon the City Council's acceptance of this PID petition resolution staff will prepare a series of actions for Council consideration, including and in no specific order:

- Proposed amendments to a current development agreement
- Annexation services agreement and public hearing
- Public Improvement District public hearing and findings
- Public Improvement District Administrator Agreement
- Zoning Map and Future Land Use Map amendments

Currently, Council action is limited to accepting the PID application and ordering a public hearing. Staff recommendation is to hold the public hearing on June 19, 2025. The form of all required notices of the Public Hearing as required by law is attached as **Exhibit B**.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Texas Local Government Code Section 372 requires the City Council prior to establishing a Public Improvement District to provide for a public hearing and provide notice of said public hearing to affected property owners.

Supports Strategic Action Plan Pillar 2 Responsible Growth Management.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None

LEGAL ANALYSIS:

Approved to as form.

RECOMMENDATION/PROPOSED MOTION:

I move to approve a resolution accepting for filing a landowner petition requesting the creation of the Post Oak Public Improvement District; finding the petition to be compliant with applicable laws; calling a public hearing for June 19, 2025 to consider the creation of the Public Improvement District; and authorizing and directing that notice of the public hearing be given as required by law.