

The FAIR OAKS Gazette

December 2017

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NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

FROM THE MAYOR'S DESK... DECEMBER 2017

Fair Oaks Ranch Annexing Extraterritorial Jurisdiction (ETJ)

This month, the biggest topic of conversation continues to be the annexations our city is pursuing. I am writing this article on November 20th and we are fairly far along in the process. In addition to sending out required notices to property owners, publishing required notices in the newspaper, and conducting Public Hearings on November 6 and 7, our City Manager and City Attorney have discussed development agreements with many of the property owners who are qualified to pursue that option in lieu of annexation. The Public Hearings, while certainly having some emotional moments, were conducted in a very civil manner. Once again, I am pleased with the ability of the residents of our city and our ETJ to engage and even disagree on issues in a generally agreeable manner.

While annexation is a very personal and emotional topic, the Development Agreement discussions have found more common ground between the desires of the city and the property owners than I might have anticipated. It is my understanding that we have been able to accommodate many of the wishes of the property owners while achieving the goals of protecting quality of life and planning for responsible development that our residents desire.

By the time you read this, we will have conducted a council workshop on Tuesday, November 21st for staff to walk council members through current status on development agreements and proposed annexations. No decisions will be made at this meeting but it will give council members the opportunity to react to staff recommendations and give general insight for any work that needs to be done prior to the readings of the ordinances on November 28th and 29th. This meeting will be posted and open to the public.

Not to be repetitious, but for readers who may not have read last month's long article on annexation, I am repeating our reasons for doing annexations.

Our city is a bedroom community which desires to retain that flavor. Our ETJ is almost all pastureland, not built out areas. Without annexation, the city has no ability to apply zoning to those areas, which could lead to unmanaged development in size or type. The recent dispute over a cement/batch plant off Highway 46 is a good example of issues that arise in the absence of zoning.

Our residents have told the City Council clearly in the results of the last three election cycles and in Town Halls related to updating our Comprehensive Plan that they want us to:

- Maintain and improve the quality of life that brought us to Fair Oaks Ranch
- Guide and shape the physical development of the city to ensure sustainable and desired value capture
- Establish manageable and predictable programming for infrastructure demands and delivery of services
- Protect existing investment and valued community assets
- Protect public health and safety, and promote the general welfare of the City
- Provide policy guidance and justification for capital expenditure decisions

Until we became a Home Rule City this past May, the city had limited authority to annex. Now that greater annexation is an option, our council made the decision to pursue annexation under the current provisions of the Local Government Code. We believe this is the only realistic mechanism available to us to work toward the goals our citizens have communicated to us.

We will be guided in our actions by the results of the Comprehensive Planning studies in which we are currently engaged which describe how we want the city to look and function in the future. We have engaged both current residents and some of the ETJ property owners

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in these discussions and will continue to do so. We believe that completing these Comprehensive Planning studies and using them as the basis for land use decisions will benefit our current residents and the property owners in the ETJ.

If we took no action to annex, the implementation of recently passed legislation on December 1st would prevent our current residents from having a seat at the table in decisions about how the city will look and function after the ETJ is built out. While we are respectful of the rights of property owners to develop their land, we do not believe it is appropriate or fair for the property owners who live here already to have no say in how the city will look or function in the future.

As a council and staff, we are committed to fulfilling our residents expressed desires to protect our quality of life, provide for public health and safety, plan for infrastructure demands, and protect existing investment and valued community assets. We have been and will continue to make every effort to be fair to all parties concerned. That will ensure the best overall outcome for our Fair Oaks Ranch community.

Golf Cart Ordinance Approved – Permit Required by January 1st

The City Council approved a golf cart ordinance at the Thursday, November 18th council meeting on the second reading of the ordinance. A copy of the ordinance will be posted on our website under the Police Department section. You can find the Police Department link under the “Our Government” button at the top of the home page. We will be implementing this new ordinance on January 1, 2018. Watch for more details about how to get a permit issued for your golf cart. We will post this information on our city website, on our Facebook page, and will do a mail blast to residents signed up for “Notify Me” on our website. Additionally, we are planning to ask FORHA to do an email blast to notify residents of the requirements.

In a related action, the City Council approved an Ordinance reducing the speed on Fair Oaks Parkway from Interstate 10 to Dietz-Elkhorn from 40 mph to 35 mph. This change is required to make the use of golf carts on this stretch of road legal. Additionally, the council also approved lowering the speed limit on Dietz-Elkhorn from the city limits to Fair Oaks Parkway from 40 mph to 35 mph.

Both of these changes were modifications of an original Ordinance approved in October. The modifications (setting the speed limit at 35 mph vs. 30 mph) are based on input received from a number of residents. Since this change was considered a “substantive” change, our City Charter requires a third reading to approve the Ordinance. This additional reading will take place at the December 7, 2017 council meeting.

We appreciate the input of a number of residents to this ordinance. The council meeting was a quite lively exchange, mostly between Chief Scott Rubin and the residents attending the meeting. We especially enjoyed the participation of a number of members of a Tuesday night golf group and a couple of golf cart equipment professionals. This input, as well as input received from a variety of

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citizens since the October meeting, resulted in modifying the original ordinance regarding speed limits.

There will be a "phase in" period in January in which citations will not be issued for not displaying a permit. Officers may stop carts not displaying permits but will not issue citations until February.

Foundational Studies Work and Stakeholder Involvement

We are continuing the foundational studies work with consultants, engineers, the Stakeholder group and other residents. We have deferred Stakeholder group meetings due to the time requirements of completing the annexation work. We anticipate resuming the work with the Stakeholder group in either December or January as schedules allow.

Community Visits

It has been a busy time in meeting with residents. Community outreach included:

- We conducted our first State of the City address at the Fair Oaks Ranch Country Club on November 3, 2017. We had about 120 guests and recognized our Employee of the Year, Sandy Gorski, as well a number of employees reaching service milestones of 5, 10, and 20 years. We appreciated the assistance of Gold level sponsorship for this event from Pape-Dawson Engineers and the Rotary Club of Fair Oaks Ranch.

We also appreciated the silver level sponsorship of Hixon Properties. Special guests included Bryan Benway representing State Representative Kyle Biedermann, Honorable Richard Elkins, Kendall County Commissioners Court Precinct 2, Honorable Mike Schultz, Mayor of Boerne, Dr. Tom Price, Boerne Independent School District Superintendent, Rich Sena, President, BISD Board of Trustees, Jaime Robinson, Principal, Fair Oaks Ranch Elementary, and Al McDavid, Chairman Fair Oaks Ranch Municipal Development District. Some very special guests at my table included Bob Weiss and Ralph Fair, Jr. Ralph was accompanied by his daughter, Suzie Richardson. Ralph and Bob were some of the true pioneers who made the vision for our city into reality.

- Tobin and I did a presentation to the Women of Fair Oaks Association at Fair Oaks Ranch Country Club on the evening of November 1st. We presented an update on ongoing activities and answered questions. Thanks to Mary Anne Lynch for the invitation to make this presentation.
- Tobin and I also made a presentation to the Oakwood Heights Homeowners Association annual meeting at the Country Club. We appreciated the invitation from Dr. Clarence Huff to be part of their annual meeting.
- Council members Snehal Patel and Laura Koerner attended

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the noon Veterans Day Celebration at Fair Oaks Ranch Elementary School. Ms. Koerner is a veteran of the U. S. Navy and Ms. Patel has generations of military service members in her family going back to World War I. FOR Police Department officers served as color guard. The FORES choir sang beautifully and outgoing FORES Principal Jaime Robinson played a beautiful trumpet rendition of Taps. It is clear that messages of freedom, unity, and patriotism resonate strongly in our community.

- Mayor Pro Tem MaryAnne Havard and her husband Jim, both U. S. Air Force veterans, participated in a "Thank You" Thanksgiving dinner in Fredericksburg on Saturday, November 18th. Our city was invited to attend by Texas State Representative Kyle Biedermann who hosted the event with Wounded Warriors at Nebo. The event honored around six hundred veterans, active duty military, fire, police and emergency service personnel. There were many volunteers helping put on the event including Junior ROTC volunteers from Smithson Valley and Boerne Champion High Schools. The traditional Thanksgiving meal was donated and cooked entirely by community sponsors including HEB and Walmart. The event was very patriotic, heartfelt, and ensured all honorees felt special and revered.

Road and Bridge Construction and Water/Wastewater Improvements

- Information on our road reconstruction project can be found at:
 - o The project website FairOaksRanchRoads.org
 - o The city website FairOaksRanchTX.org
 - o The Fair Oaks Ranch Homeowners Association website FORHA.org
- Director of Public Works Ron Emmons reported at our November 16th council meeting on our progress in redoing Fair Oaks Parkway. Our construction contractor identified some additional areas needing spot full depth reconstruction work. This required some additional work from the engineers first and then we will be moving into paving the long stretch of Fair Oaks Parkway from I10 to just past the Club. Ron told us that if the weather will hold out we should finish this work in December.
- We still have some work to do on adding reflectors to some of the newly surfaced roads. This will be done in the near future.
- As always, we appreciate everyone's patience and caution in driving through the construction zones to keep our employees and our contractor's employees safe.

New Street Name Signs Coming

Late this year you will begin to see new street name signs being phased in for our community. This replacement program will be a multi-year project. We will begin placing new signs in some of the areas where streets were recently rebuilt. The street name signs will be larger, in keeping with new design guidelines for signage,

have larger characters which will be easier to read, and will add a city logo to the design.

Resident Volunteers/City Staffers at Work

Here are some updates on the work being done by a combination of city staffers and volunteers:

- Facebook page continues growing! We currently have 572 people following our Facebook page. We have had 1,601 visitors as of this writing. If you are a Facebook user you can find us at City of Fair Oaks Ranch, TX. Our page is for sharing information about the city, but it is not a public forum. The page is monitored and objectionable or off topic material will be removed.
- If you have not visited our website, please take a look. I have spent a little time in it and find it much easier to use than the old one. Thanks for all the talented people who made this possible.

I cannot believe Thanksgiving is next week. We are going to have the kids and grandkids over as well as my 90 year old mother who is known as "Nana" to the grandchildren and great grandchildren. Hope your holidays are shaping up as well.

My very best to you and your families as we roll past Thanksgiving toward year end!

Garry Manitzas

Mayor – Fair Oaks Ranch



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