

# The FAIR OAKS Gazette

March 2018

Volume 8 Issue 3



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

## FROM THE MAYOR'S DESK...

### MARCH 2018

#### Foundational Studies Work and Stakeholder Involvements – Comprehensive Plan and Zoning

The Stakeholder Group had a very busy workshop with our representatives from Gap Strategies and Gateway Planning on January 25th to review the updated Comprehensive Plan and Unified Development Code. This workshop was the jumping off point for the city to move toward adopting zoning and creating a Planning & Zoning Commission (P&Z). This work will be the biggest task on the plate for staff, council, and our Stakeholder group over the next several months.

City Manager Tobin Maples presented plans for moving forward with this work at the February 15th council meeting. The council discussed various ways to select members of an initial P&Z Commission. We settled on soliciting applications and doing an interview process like we have done before to fill vacant council positions.

In performing the functions related to Planning and Zoning, city council will have the final say in decisions. P&Z serves as a recommending body with City Council having final approval authority. Most cities, however, are able to resolve most issues at the level of the P&Z. Volunteers selected and council members will receive training on this important function.

The City Manager recommended, and council agreed, that the council and P&Z should hold concurrent public hearings. This will allow everyone to hear the same discussion for items that require public hearings and will make possible having citizens and developers appear once to discuss issues vs. having to make two separate trips.

Implementation of zoning and creation of a P&Z are major

milestones in our city's ongoing development. There are very few cities the size of Fair Oaks Ranch that do not have zoning in place. Our City Attorney's firm represents 28 small to medium size cities in Texas and we are the only client who does not have zoning regulations in place. This is an extremely important tool to ensure implementation of the Comprehensive Plan. As most of you know already, the Comprehensive Plan is a guide and there are sometimes good reasons to modify those plans. Having procedures and a P&Z Commission in place provides a structured way to work through development issues in a logical manner. Again, the City Council will always have final say.

The council will be selecting 7 volunteers to serve on the initial P&Z. If you are interested or if you know someone you think would be well qualified, please contact Christina Picioccio, our City Secretary, at [christinap@fairoaksranchtx.org](mailto:christinap@fairoaksranchtx.org) to obtain an application. If you have an interest, please express it right away.

#### Pig Out On The Ranch – Saturday February 17th

More than 100 residents enjoyed a family fun oriented educational session at Fair Oaks Ranch Elementary on Saturday, February 17th. The City's Wildlife Education Committee sponsored this program. Jessica Alderson, Urban Biologist from Texas Parks and Wildlife, and Bubba Ortiz from Ortiz Game Management Services provided the educational parts of the program. Jessica's presentation focused on whitetail deer and Bubba's focused on feral hogs. There were lots of good questions asked and everyone enjoyed these presentations.

Lunch was some authentic wild hog dishes, prepared by the Chefs Co-op, an organization of young professional chefs from San Antonio. Bubba provided us with some great hog meat. The chefs

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# FAIR OAKS RANCH

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(Continued from Cover)

prepared this to perfection and also provided a huge pan of smashed potatoes and green beans as well as an apple cole slaw. I think we have discovered the secret for getting a big turnout on an educational event like this! The lunch alone was well worth the \$10 price of admission.

I want to thank city staffers Carole Vanzant, Christina Picioccio, and Angie San Miguel for providing administrative assistance and our on duty police officers who dropped in during their patrols. Special thanks also to former Principal Jamie Robinson and new Principal Lauren Walch for their help with the administrative functions related to use of the school.

This was a terrific community event. Thanks to Bruce Nicholson, Debby Stephens, Paul Mebane, Scott Russell, Teal Harris, Dedie Manitzas, MaryAnne Havard, and Chris Cook for their work in putting this on. Chris Cook was the creative force behind the original idea and his son, James, was one of the young chefs involved.

### Road and Bridge Construction and Water/Wastewater Improvements

- Information on our road reconstruction project can be found at
  1. The project website [FairOaksRanchRoads.org](http://FairOaksRanchRoads.org)
  2. The city website [FairOaksRanchTX.org](http://FairOaksRanchTX.org)
  3. The Fair Oaks Ranch Homeowners Association website [FORHA.org](http://FORHA.org)
- Public Works Director Ron Emmons reported on progress on our road reconstruction at both the February 1st and February 15th council meetings. Council approved an additional \$75,000 to the contingency amount to provide for deep reworking of some additional parts of the Parkway that were discovered during construction. We are still well within the dollar scope of money raised by the bond issue and will likely be able to take on some additional improvements allowed by the bond scope. When the weather cooperates, we anticipate another 1-2 weeks of work on Fair Oaks Parkway and Dietz-Elkhorn. We anticipate completing punch lists including reflectors and striping by the end of April.
- Please continue showing caution in driving through the construction zones.

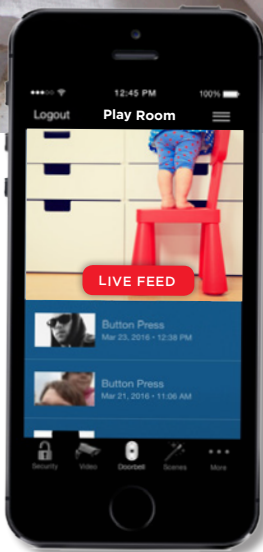
### IH10 Bridge at Fair Oaks Parkway

TxDOT representative Jose Mendez updated us on their progress on the bridge at the February 15th council meeting. They anticipate completion of the bridge work by late spring. He also commented that they have completed all their major I – 10 closures and will just have a few night closures in the coming months. The stop signs we have all learned to dislike will be replaced with traffic lights. The bridge will be painted in what TxDOT describes as a “Hill Country Palette” and there will be some special enhancements to identify Fair Oaks Ranch on the turn around bridge.

(Continued on Page 4)



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## *From the Mayor's Desk (Continued from Page 2)*

### Annual Police Report

Chief Rubin presented the annual police report at the February 15th City Council meeting. You can find copies of this report on our city website under Police Department and click on the "Statistics" tab. It can also be found under the Our Government menu under Open Government. Some of you know already that Fair Oaks Ranch was ranked the 8th safest city in Texas based on FBI statistics. Chief Rubin also reported that three of our police officers received Life Saving Awards last year. We are very proud of these men and women who serve our city. Fair Oaks Ranch is a better place to live because of their dedication.

### Resident Volunteers/City Staffers at Work

Following are some updates on the work being done by volunteers and city staffers:

- Our city Facebook page is continuing to attract readers. We currently have 708 people following our page. We have had 2,372 visitors as of this writing. For those of you who are Facebook fans you can find us at City of Fair Oaks Ranch, TX. Our page is used 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.
- At the February 15th council meeting, Al McDavid, President of the Municipal Development District (MDD), recommended replacing retiring MDD board of directors member Mike Murphy with Chris Cook. The council unanimously approved this recommendation. Mike was one of the original board members of the MDD and we appreciate his years of service to our community. We also appreciate Chris's willingness to accept the handoff from Mike and fill this opening.

We have a lot of work going on and I am pleased that we are moving forward.

My very best to all of you,  
Garry Manitzas  
Mayor – Fair Oaks Ranch

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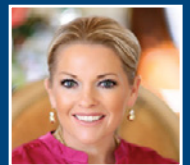
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## "Disgruntled 'New' Resident" Runs For Mayor of Fair Oaks Ranch



Citing need for change in leadership at Fair Oaks Ranch, Wes "Peeps" Pieper has filed to run for mayor. Only a resident of Fair Oaks Ranch (FOR) since November when the city completed the forced annexation of its extraterritorial jurisdiction (ETJ), Pieper's 18 years residing on his property makes him eligible for office.

Speaking recently in front of his home on his under 3 acre property, Pieper dazzled his audience of, well, no one. "Here today, as I look out on my undeveloped pastureland, I announce my intention to run for mayor of Fair Oaks Ranch. I am having a hard time determining which part of my property is the undeveloped pastureland that FOR was so afraid of, but I'm sure I'll figure it out eventually. I just need to learn FOR-speak, which is a new language for me."

The undeveloped pastureland comment referred to FOR's concern about future development in the ETJ, which FOR repeatedly called "almost all pastureland" or something similar. Pieper has indeed "run the numbers," and claims that only about 80-81% of the recently annexed property, by acreage, could possibly be considered undeveloped, and looking at the number of individual parcels annexed, only a paltry 25% or less were undeveloped.

Pieper continued, "I intend to properly represent all residents of Fair Oaks Ranch, including 'disgruntled new residents' as the Save Fair Oaks Ranch organization recently labeled some of us. Even the often ignored cows and goats, which get no respect. I don't see any cows or goats in the audience right now, but in a few minutes I'll walk across the road to speak to the neighbor's goats and horse, and then go out and look for some cows to converse with. I realize that the goats and horse across the street are safe for now (from FOR) because they reside in the Boerne ETJ, but I fear they are likely a future target of hostile FOR actions. I want them all to know that

I have their backs."

The "disgruntled 'new' residents" label was applied to Pieper and several other property owners when they recently sued FOR alleging that the annexation violated state law. Pieper's special concern for cows and goats goes back to a reference by current mayor Garry Manitzas where he said that "the residents of our ETJ are primarily cows and goats."

"And for the estimated 200 to 300 humans that also reside in the newly annexed property, I won't forget about you guys either" Pieper says. "Whether bovine, capra or homo sapien, I will do my best to do the right thing for all of you."

Sarcasm aside, Pieper feels that Fair Oaks Ranch has changed in recent years, and not for the better. "In the past, we thought of Fair Oaks Ranch as this nice little city, content to mind its own business and leave us alone. But things are different now, and from my perspective FOR has become an unpleasant, self-centered bully" Pieper says.

"The Texas state legislature saw fit to pass SB6 last summer, to prevent bullies like FOR from unilateral (forced) annexations. But the new FOR said to heck with that upcoming new state law, let's annex everything we can, fast, without any real planning or financial analysis, while we can still be a bully. That's not how I feel the city should operate. Let's find out what the majority of the residents of FOR think about that. I promise to be a proper leader for ALL of Fair Oaks Ranch, for as long as I am mayor."

Pieper's campaign platform includes the following topics (as of this writing) with more to follow. Full details can be found on his website, [peeps4mayor.com](http://peeps4mayor.com).

Damn the Torpedoes, Full Speed Ahead  
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Wes "Peeps" Pieper, a retired employee benefits consultant and actuary, can be contacted at [peeps4mayor@gvtc.com](mailto:peeps4mayor@gvtc.com), [peeps4mayor.com](http://peeps4mayor.com).



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# FAIR OAKS RANCH

## MAYS FAMILY FOUNDATION MAKES LEGACY GIFT OF \$30 MILLION FOR UT HEALTH SAN ANTONIO CANCER CENTER

William L. Henrich, M.D., MACP, president of The University of Texas Health Science Center at San Antonio (UT Health San Antonio), announced today that the Mays Family Foundation is increasing its legacy gift supporting the UT Health San Antonio Cancer Center to \$30 million.

Today's \$25 million contribution builds on the Mays Family Foundation's earlier gift of \$5 million in 2015 that established the Mays Family Foundation Distinguished University Presidential Chair for the Director of the Cancer Center at UT Health San Antonio. The Cancer Center formerly was called the Cancer Therapy & Research Center (CTRC).

In recognition and appreciation of the Mays' generosity, the UT System Board of Regents authorized naming the UT Health San Antonio Cancer Center as the Mays Cancer Center at UT Health San Antonio. The announcement was made at a celebration honoring the Mays family at the Cancer Center, located at 7979 Wurzbach Road in the South Texas Medical Center.

"Peggy and Lowry Mays and their family, through the Mays Family Foundation, are committed to ensuring that patients in San Antonio and South Texas receive world-class cancer care, close to their community. This remarkable San Antonio family has made

a significant investment in our region's only National Cancer Institute (NCI)-Designated Cancer Center to make exceptional, comprehensive cancer care a reality for South Texans," President Henrich said.

The combined contributions from the Mays Family Foundation will provide a substantial endowment to perpetually support the director of the Mays Cancer Center and to establish up to 10 new permanent distinguished endowed chairs to support key faculty recruitment and retention. The gift also will establish the Mays Cancer Center Excellence Endowment to support top priorities for future success and long-term sustainability for generations to come.

"This legacy contribution from the Mays Family Foundation will provide vital support for top-quality cancer care, innovative cancer research, investment in new drug discovery, and support for educating and training the next generation of leaders in cancer. It also invests in the leadership and vision of the Mays Cancer Center director and university president to capitalize on strategic opportunities now and in the future," said Mays Cancer Center Director Ruben A. Mesa, M.D., FACP.

"The Board of Regents is honored to recognize the Mays family

*(Continued on Page 7)*



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# FAIR OAKS RANCH

(Continued from Page 6)

for a monumental investment not only in an institution, but in the people of their great city. We are proud that three of the four NCI-Designated Cancer Centers in this state are UT health institutions, including UT Health San Antonio, UT MD Anderson Cancer Center and UT Southwestern. The Mays' gift comes at a very important time, given UT Health San Antonio's developing affiliation with MD Anderson, and its grand vision to enhance access to the most advanced cancer care available. If there ever was a perfect time to use the word 'transformational,' this is the day," said Sara Martinez Tucker, chairman of the UT System Board of Regents.

UT System Chancellor William McRaven added, "Philanthropy is essential to the success of any NCI-Designated Cancer Center, which by its very nature is a leader in cancer care and research in its region. We all understand the toll cancer takes on patients, families and communities. For more than four decades, the Mays family has set a high bar in strategic investing to help those engaged in the battle with cancer."

Peggy and Lowry Mays and their family have been key supporters of the Cancer Center since the early years. Peggy Mays, a former member of the Board of Governors of the Cancer Center, founded the Cancer Center's highly successful annual fund program – the Cabinet – in 1996. The Cabinet has raised nearly \$8 million over the program's 21-year history. Cabinet gifts provide essential support

for innovative cancer research, state-of-the-art equipment and critical cancer education and patient care programs.

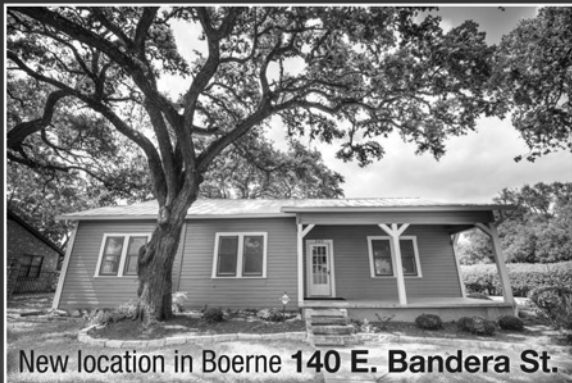
Kathryn Mays Johnson, president of the Mays Family Foundation, is a member of the Board of Governors of the Cancer Center and is a past president of the SA Cancer Council (formerly known as the Cancer Center Council). Over the past 33 years, the council has supported the Cancer Center through fundraising, volunteer services, community outreach and education, and patient assistance. The SA Cancer Council has raised more than \$4.5 million for these purposes.

"As longtime supporters and advocates of our Cancer Center in San Antonio, we are pleased to provide significant financial support at this critical time. We are inspired by the Cancer Center's exceptional leadership, mission, vision and goals, and we are especially pleased that our investment will support the Mays Cancer Center as we continue to develop the affiliation with MD Anderson Cancer Center," said Lowry Mays. "We are very proud that our family name will forever be associated with this Cancer Center, which serves millions of people in San Antonio and across South Texas."

In addition to their support for UT Health San Antonio and the Mays Cancer Center, the Mays family has generously supported MD Anderson Cancer Center, bringing their cumulative giving to the two UT System institutions to more than \$50 million.

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