**CITY OF FAIR OAKS RANCH CITY COUNCIL MEETING**

Thursday, October 1, 2026 at 6:30 PM

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

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

AGENDA

OPEN MEETING

1. Roll Call- Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the City Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

PRESENTATIONS

4. Presentation of the American Heart Association's Heartsaver Hero Award to Police Officer Michael De Hoyos

Scott Burgess, Assistant Chief of EMS, Bexar County ESD 4

CONSENT AGENDA

All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council or Committee Member by making such request prior to a motion and vote.

5. Approval of the September 17, 2026 Special City Council meeting minutes

Amanda Valdez, TRMC, City Secretary

6. Approval of the September 17, 2026 Regular City Council meeting minutes

Amanda Valdez, TRMC, City Secretary

7. Approval of the September 22, 2026 Special City Council meeting minutes

Amanda Valdez, TRMC, City Secretary

8. Approval of Council Member Parker's absence from the October 15, 2026, Regular City Council meeting

Scott Parker, Council Member, Place 5

9. Approval of Council Member Rhoden's absence from the November 5, 2026, Regular City Council meeting

Keith Rhoden, Council Member, Place 2

WORKSHOP

10. Rolling Acres Trail Roadway Project Updates and Review of Low Water Crossing and Roadway Options

Kelsey Delgado, CISEC, PMP, Project Manager
Bryan Spina, Ardurra Group

11. Mobile Food Vendor Ordinance Amendment

Scott Davis, Building Official

12. Proposed 2027 Legislative Priorities

Scott Huizenga, MPA, ICMA-CM, City Manager

REPORTS FROM STAFF/COMMITTEES

13. Roadway and Drainage Project Status Reports

Grant Watanabe, P.E., CFM, Director of Public Works
Kelsey Delgado, CISEC, PMP, Project Manager
Lee Muniz, P.E., CFM, Engineering Manager

REQUESTS AND ANNOUNCEMENTS

14. Announcements and reports by Mayor and Council
15. Announcements by the City Manager
16. Requests by Mayor and Council Members that items be placed on a future City Council agenda

ADJOURNMENT

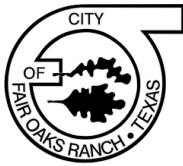
Signature of Agenda Approval:

s/ Scott M. Huizenga
Scott M. Huizenga, City Manager

I, Amanda Valdez, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by September 25, 2026 and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the City Council meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).



CITY OF FAIR OAKS RANCH SPECIAL CITY COUNCIL MEETING

Thursday, September 17, 2026 at 3:00 PM

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

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

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

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

With a quorum present, the meeting was called to order at 3:10 PM.

2. Pledge of Allegiance

The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. Citizens to be heard

No citizens signed up to speak.

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, City Council convened into closed session at 3:12 PM:

Sec. 551.074 (Personnel Matters)

- 4. To conduct interviews, individually, of applicants for vacancies on various Boards, Committees, and Commissions of the City of Fair Oaks Ranch**
- 5. To deliberate the appointment, duties, discipline, dismissals and/or duties of public officers or employees for the following Boards, Committees, and Commissions of the City of Fair Oaks Ranch:**

- a. Board of Appeals**
- b. Municipal Development District Board of Directors**
- c. Planning & Zoning Commission**
- d. Zoning Board of Adjustment**

RECONVENE INTO OPEN SESSION

City Council reconvened into open session at 5:17 PM. No action was taken. Any action related to the matters discussed in executive session is expected to be considered during the regular meeting at 6:30 PM.

ADJOURNMENT

Mayor Maxton adjourned the meeting at 5:17 PM.

ATTEST:

Amanda Valdez, TRMC,
City Secretary

Gregory C. Maxton, Mayor



CITY OF FAIR OAKS RANCH CITY COUNCIL MEETING

Thursday, September 17, 2026 at 6:30 PM

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

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

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Kinney, 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

Resident Christine Graham expressed concerns regarding the facilities planning process and suggested repurposing the vacant Montessori school property for City facilities rather than demolishing existing buildings.

PRESENTATIONS

4. Human Resources Professionals Day Proclamation

Mayor Maxton read a proclamation designating Sept. 26, 2026, as Human Resources Professionals Day and expressed appreciation to the City's Human Resources Department employees.

CONSENT AGENDA

- 5. Approval of the September 3, 2026 Special City Council meeting minutes**
- 6. Approval of the September 3, 2026 Regular City Council meeting minutes**
- 7. Approval of the second reading of an ordinance amending the Code of Ordinances Chapter 3, Article 3.15 Outdoor Lighting, and the Unified Development Code Chapter 4, Section 4.9 Permitted Uses and Section 4.10 Conditional Uses; Chapter 6, Section 6.8 Outdoor Lighting; Chapter 10, Section 10.9 Political Signs on Public Property; and administrative changes**

8. **Approval of the second reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinances Chapter 3, Article 3.14, Division 2, Placement or Maintenance of Facilities in Public Right-of-Way and Appendix A, Article A11.000(d) Right-of-way construction permit**
9. **Approval of a resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Fair Oaks Ranch and the Fair Oaks Ranch Municipal Development District for the City to provide administrative, financial, and professional services to the District**
10. **Approval of a resolution approving an amendment to the FY 2026-27 Fair Oaks Ranch Municipal Development District Budget to appropriate \$25,000 for professional services related to strategic planning**

MOTION: Made by Council Member Rhoden, seconded by Council Member Swarek, to approve the Consent agenda.

VOTE: 7 - 0; Motion Passed.

Mayor Maxton, with Council concurrence, announced that the budget and tax rate ordinances would each be considered immediately following the corresponding public hearing.

PUBLIC HEARING

11. FY 2026-27 Proposed Budget

- A. Mayor Maxton opened the Public Hearing at 6:42 PM.
- B. Finance Director Summer Fleming provided a presentation on the FY 2026-27 Proposed Budget
- C. The City Council received public testimony from the following residents:
 - Cynthia Starkey requested that the City Council review opportunities to reduce, renegotiate, or defer nonessential expenditures before considering additional property tax revenue.
 - Sharon Brimhall expressed concerns regarding the City's debt and property tax burden and requested that the City Council consider reducing or deferring nonessential expenditures.
- D. The Mayor closed the Public Hearing at 7:07 PM.

CONSIDERATION/DISCUSSION ITEMS

13. Consideration and possible action approving the first reading of an ordinance adopting the City budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027

MOTION: Made by Council Member Olvera, seconded by Council Member Swarek, to approve an ordinance adopting the FY 2026-27 Budget as presented.

VOTE: 7 - 0; Motion Passed as recorded:

Mayor Maxton – For; Council Member Kinney - For; Council Member Rhoden - For; Council Member Olvera - For; Council Member Pearson – For; Council Member Parker – For; and Council Member Swarek – For

PUBLIC HEARING

12. FY 2026-27 Proposed Tax Rate

A. Mayor Maxton opened the Public Hearing at 7:40 PM.

B. Finance Director Summer Fleming provided a presentation on the FY 2026-27 Proposed Tax Rate.

C. The City Council did not receive public testimony on the proposed tax rate.

D. The Mayor closed the Public Hearing at 7:44 PM

CONSIDERATION/DISCUSSION ITEMS

14. Consideration and possible action approving the first reading of an ordinance levying a property tax rate of 31.176 cents per \$100 taxable valuation on property in the City of Fair Oaks Ranch for tax year 2026; determining due and delinquent dates; and providing an effective date

MOTION: Made by Council Member Parker, seconded by Council Member Olvera, that the property tax rate be increased by the adoption of a tax rate of 31.176 cents per \$100 of taxable value, which is effectively an 8.96% increase in the tax rate.

VOTE: 7 - 0; Motion Passed as recorded:

Mayor Maxton – For; Council Member Kinney - For; Council Member Rhoden - For; Council Member Olvera - For; Council Member Pearson – For; Council Member Parker – For; and Council Member Swarek – For

15. Consideration and possible action approving a resolution adopting the FY 2026-27 General Government and Public Safety salary, certification, stipend, and longevity pay schedules

MOTION: Made by Council Member Rhoden, seconded by Council Member Swarek, to approve a resolution adopting the FY 2026-27 General Government and Public Safety salary, certification, stipend, and longevity pay schedules.

VOTE: 7 - 0; Motion Passed.

16. Consideration and possible action approving a resolution authorizing the execution of a construction agreement with Salas Service Group, LLC for the Chartwell Channel Stabilization and Erosion Control Project; expenditure of the required funds; and execution of all applicable documents by the City Manager

MOTION: Made by Council Member Swarek, seconded by Council Member Parker, to approve a resolution authorizing the City Manager to execute a construction agreement with Salas Service Group, LLC for the Chartwell Channel Stabilization and Erosion Control Project in an amount not to exceed \$142,750.13, including a 5% construction contingency, and to execute all associated documents.

VOTE: 7 - 0; Motion Passed.

City Council will consider the four appointment resolutions deliberated on during executive session before considering the remaining two CIAC and TSAC appointment resolutions in open session.

17. Consideration and possible action approving a resolution appointing members to fill places on the City of Fair Oaks Ranch Board of Appeals

MOTION: Made by Council Member Kinney, seconded by Council Member Olvera, to approve a resolution appointing John Wall to Place One, Carlos Elizondo to Place Three, and Eric Beilstein to Place Four (Alternate) on the City of Fair Oaks Ranch Board of Appeals.

VOTE: 7 - 0; Motion Passed.

19. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Municipal Development District Board of Directors

MOTION: Made by Council Member Parker, seconded by Council Member Kinney, to approve a resolution appointing Laura Koerner to Place 2, Nicholas DiCianni to Place 4, and Harold Prasatik to Place 5 on the City of Fair Oaks Ranch Municipal Development District Board of Directors.

VOTE: 7 - 0; Motion Passed.

20. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Planning and Zoning Commission

MOTION: Made by Council Member Olvera, seconded by Council Member Rhoden, to approve a resolution appointing Eric Beilstein to Place 3, Shawna Verrett to Place 5, Joe Markling to Place 6, and Lamberto Balli to Place 7 on the City of Fair Oaks Ranch Planning and Zoning Commission.

VOTE: 7 - 0; Motion Passed.

22. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Zoning Board of Adjustment

MOTION: Made by Council Member Kinney, seconded by Council Member Olvera, to approve a resolution appointing Dean Gaubatz to Place 2, Edward Gillespie to Place 3, J.C. Taylor to Place 5, and Mary Katherine Brand to Place 7 (Alternate 2) on the City of Fair Oaks Ranch Zoning Board of Adjustment.

VOTE: 7 - 0; Motion Passed.

18. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Capital Improvements Advisory Committee

MOTION: Made by Council Member Kinney, seconded by Council Member Olvera, to approve a resolution appointing John Wall to Place One, Carlos Elizondo to Place Three, and Eric Beilstein to Place Four (Alternate) on the City of Fair Oaks Ranch Board of Appeals.

VOTE: 7 - 0; Motion Passed.

21. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Transportation Safety Advisory Committee

MOTION: Made by Council Member Kinney, seconded by Council Member Olvera, to approve a resolution appointing Chris Doepke to Place 1, Zachery Hale to Place 3, John Wall to Place 5, and Joshua Cooke to Place 7 on the City of Fair Oaks Ranch Transportation Safety Advisory Committee.

VOTE: 7 - 0; Motion Passed.

WORKSHOP

23. Comprehensive Plan Update Process

City Planner Jessica Relucio presented an overview of the proposed process to update the City's Comprehensive Plan, including the anticipated scope, community engagement, project timeline, and consultant selection process. Council supported engaging stakeholder groups and providing opportunities for input throughout the process. Staff will incorporate Council feedback into the request for proposals.

24. Update on the Facilities Master Plan: Strategic Options

Chas Jordan, Matrix Consulting Group Project Manager, presented preliminary findings, recommendations, and strategic options for the Facilities Master Plan. Council discussed facility needs and reviewed three strategic options presented by the consultant. Following discussion, Council supported continued evaluation of Options 1 and 3 for potential inclusion in the Facilities Master Plan. The strategic options will return to Council for additional review before preparation of the draft and final plan.

REQUESTS AND ANNOUNCEMENTS

25. Announcements and reports by Mayor and Council

Mayor Maxton announced that National Night Out will be held Oct. 6 and encouraged neighborhoods interested in participating to contact the Police Department. He also announced a special City Council meeting at 6:30 p.m. on September 22, 2026, for the second readings and final consideration of the budget and tax rate.

26. Announcements by the City Manager

None.

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

None.

CONVENE INTO EXECUTIVE SESSION

City Council did not convene into closed session regarding:

28. Sec. 551.074 (Personnel Matters)

To deliberate the appointment, duties, discipline, dismissals and/or duties of public officers or employees for the following Boards, Committees, and Commissions of the City of Fair Oaks Ranch:

- a. Board of Appeals
- b. Municipal Development District Board of Directors
- c. Planning & Zoning Commission
- d. Zoning Board of Adjustment

City Council convened into closed session at 9:46 PM regarding:

29. Sec. 551.072 (Deliberation regarding real property)

To deliberate on certain matters related to a drainage easement which concerns the purchase, exchange, lease, or value of real property.

RECONVENE INTO OPEN SESSION

City Council reconvened into open session at 10:45 PM. No action was taken.

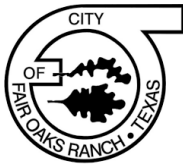
ADJOURNMENT

Mayor Maxton adjourned the meeting at 10:45 PM.

Gregory C. Maxton, Mayor

ATTEST:

Amanda Valdez, TRMC,
City Secretary



CITY OF FAIR OAKS RANCH SPECIAL CITY COUNCIL MEETING

Tuesday, September 22, 2026 at 6:30 PM

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

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

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Kinney, 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 citizens signed up to speak.

CONSIDERATION/DISCUSSION ITEMS

4. Consideration and possible action approving the second reading of an ordinance adopting the City budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027

MOTION: Made by Council Member Parker, seconded by Council Member Rhoden, to approve the second reading of an ordinance adopting the FY 2026-27 Budget as presented.

VOTE: 7 - 0; Motion Passed as recorded:

Mayor Maxton – For; Council Member Kinney - For; Council Member Rhoden - For; Council Member Olvera - For; Council Member Pearson – For; Council Member Parker – For; and Council Member Swarek – For

5. Consideration and possible action approving the second reading of an ordinance levying a property tax rate of 31.176 cents per \$100 taxable valuation on property in the City of Fair Oaks Ranch for tax year 2026; determining due and delinquent dates; and providing an effective date

MOTION: Made by Council Member Olvera, seconded by Council Member Swarek, that the property tax rate be increased by the adoption of a tax rate of 31.176 cents per \$100 of taxable value, which is effectively an 8.96% increase in the tax rate.

VOTE: 7 - 0; Motion Passed as recorded:

Mayor Maxton – For; Council Member Kinney - For; Council Member Rhoden - For;
Council Member Olvera - For; Council Member Pearson – For; Council Member
Parker – For; and Council Member Swarek – For

6. Consideration and possible action approving a resolution ratifying the property tax revenue increase reflected in the FY 2026-27 adopted budget pursuant to Texas Local Government Code Section 102.007(c)

MOTION: Made by Council Member Rhoden, seconded by Council Member Pearson, to approve the Resolution ratifying the property tax revenue increase reflected in the FY 2026-27 adopted budget pursuant to Texas Local Government Code Section 102.007(c).

VOTE: 7 - 0; Motion Passed.

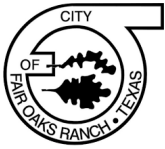
ADJOURNMENT

Mayor Maxton adjourned the meeting at 6:39 PM.

Gregory C. Maxton, Mayor

ATTEST:

Amanda Valdez, TRMC,
City Secretary



CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of Council Member Parker's absence from the October 15, 2026, Regular City Council meeting

DATE: October 1, 2026

DEPARTMENT: City Council

PRESENTED BY: Scott Parker, Council Member, Place 5

INTRODUCTION / BACKGROUND:

Council Member Parker requests approval from missing the October 15, 2026, Regular City Council meeting due to personal reasons.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

Complies with Section 3.09 of the Home Rule Charter.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

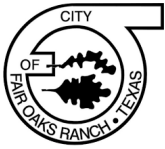
N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION / PROPOSED MOTION:

I move to approve Council Member Parker's absence from the October 15, 2026, Regular City Council meeting.



CITY COUNCIL CONSENT ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of Council Member Rhoden's absence from the November 5, 2026, Regular City Council meeting

DATE: October 1, 2026

DEPARTMENT: City Council

PRESENTED BY: Keith Rhoden, Council Member, Place 2

INTRODUCTION / BACKGROUND:

Council Member Rhoden requests approval from missing the November 5, 2026, Regular City Council meeting due to personal reasons.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

Complies with Section 3.09 of the Home Rule Charter.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

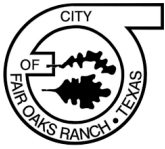
N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION / PROPOSED MOTION:

I move to approve Council Member Rhoden's absence from the November 5, 2026, Regular City Council meeting.



CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Rolling Acres Trail Roadway Project Updates and Review of Low Water Crossing and Roadway Options

DATE: October 1, 2026

DEPARTMENT: Public Works & Engineering

PRESENTED BY: Kelsey Delgado, CISEC, PMP, Project Manager
Bryan Spina, Ardurra Group

INTRODUCTION / BACKGROUND:

In January 2026, the City executed an agreement with Ardurra Group, Inc. for engineering services for the Rolling Acres Trail Reconstruction Project. This project includes a total reconstruction of a portion of Rolling Acres Trail near the east low water crossing (LWC) just west of Meadow Creek Trail. The remaining portion will be widened with a two-foot buffer on each side and a hot mix asphalt concrete (HMAC) overlay.

As part of the design efforts, Ardurra Group, Inc. provided a 30% Preliminary Engineering Report (PER) which analyzed five drainage alternatives for the LWC improvements with their estimated construction cost. Though additional Right-of-Way (ROW) is not anticipated, drainage easements may be required depending on the LWC option selected for this project.

Summary of LWC Alternatives

Alt. 1 (25-Year Storm Event) - Install 12 - 10' X 4' MBCs	\$ 1,196,000
Alt. 2 (10-Year Storm Event) - Install 10 - 10' X 4' MBCs	\$ 1,080,000
Alt. 3 (2-Year Storm Event) - Install 7 - 10' X 4' MBCs	\$ 910,000
Alt. 4 (Slight Improvement)- Install 3 - 5' X 2' MBCs	\$ 330,000
Alt. 5 (No Improvement) - Maintain Existing Six 18" CMPs	\$ 107,000

MBCs – Manufactured Box Culverts

CMPs – Corrugated Metal Pipes

This workshop will provide a project update, a summary of design options and cost estimates for the LWC, and impact on total project cost. Staff recommends designing the LWC to meet the 10-year storm level-of-service standard (LWC Alt. 2) which has an estimated total construction cost of \$2,552,000 and includes a 20% contingency. This approach provides a greater hydraulic capacity and reduces water-surface elevations immediately upstream and downstream of the LWC, minimizes road overtopping and

maintains accessibility and connectivity during most storm events. While this LWC option is \$170,000 more than the 2-year design effort, the increased safety during more frequent storm events outweighs the increase in cost.

As part of this Workshop, staff seeks direction from City Council on the design options for LWC. Based on City Council's feedback, the selected option will be reflected in the final design documents.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports Goal 3.3 of the Strategic Action Plan to increase stormwater resiliency and drainage system effectiveness
- Supports Goal 3.4 of the Strategic Action Plan to maintain safe and reliable roadway infrastructure while enhancing the beauty and welcoming character of public rights-of-ways

LONGTERM FINANCIAL AND BUDGETARY IMPACT:

In accordance with the adopted Roadway CIP, the City plans to fund engineering services, including bid and construction phase services, for this road bond project across four fiscal years: FY 2025-26, FY 2026-27, FY 2027-28, and FY 2028-29. The total cost for engineering services is \$490,797.

Currently, the Roadway CIP funding schedule includes \$2,509,233 for the construction phase of the Rolling Acres Trail Roadway Project. Depending on City Council's direction, the estimated construction cost for this project range from \$1,579,000 to \$3,046,000, which includes a 20% contingency. These are preliminary estimates based on the 30% design which will be refined as the design progresses towards 100%.



Rolling Acres Trail Roadway Project Low Water Crossing and Roadway Alternatives

Kelsey Delgado, CISEC, PMP, Project Manager
Bryan Spina, Ardurra Group

Overview

- Project Background
- Scope of Work
- Project Map
- Existing Eastern Low Water Crossing
- Drainage Alternatives (Eastern Low Water Crossing)
- Roadway Alternatives
- Project Costs



Project Background



- Included in the 5-Year Roadway CIP which was approved by voters in the May 2024 bond election
- Reconstruction of Rolling Acres Trail is required to keep the corridor from continued deterioration
- Increases the roadway lifespan and minimizes maintenance requirements
- Includes needed drainage improvements at a low water crossing



	Budget	Estimated Cost
Design	\$630,000	\$490,767
Construction	\$2,370,000	\$ 2,552,000*
Project Mgmt	\$150,000	\$150,000
TOTAL	\$3,150,000	\$3,192,767

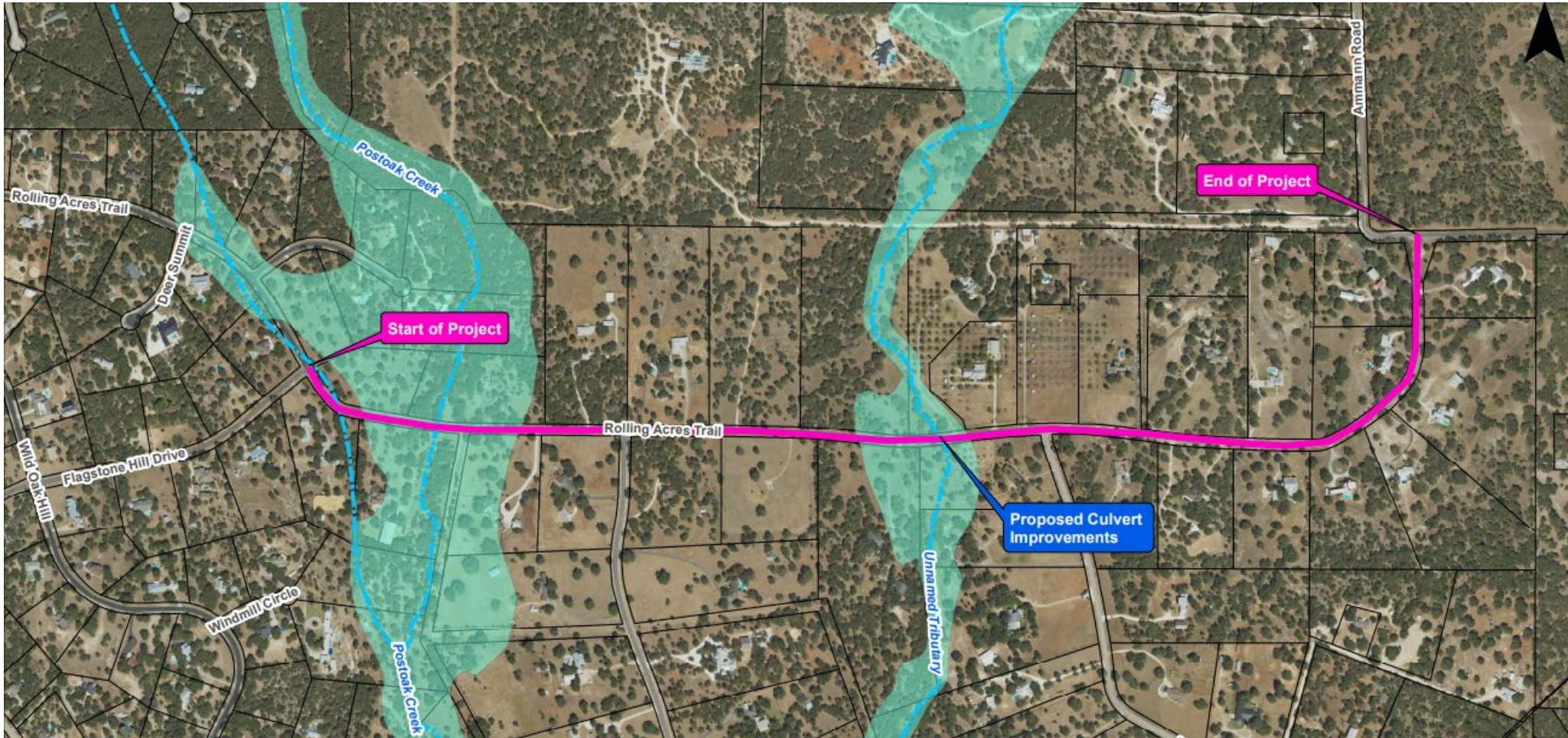
*Based on the recommended alternatives

Scope of Work

- Project limits from Flagstone Hill to Ammann Road (approx. 1.25 miles)
- Roadway widening to 26 feet (two 11-foot lanes with two-foot buffers on either side)
- Two low water crossings (LWC) are within the project limits
 - Western LWC located near Flagstone Hill: HALT to remain
 - **Eastern LWC located near Meadow Creek Trail: Five alternatives provided for City Council consideration**
- Includes a partial full-depth roadway reconstruction and partial hot-mix asphalt (HMA) overlay



Project Map



Existing Eastern LWC

- Consists of six 18-inch corrugated metal pipes
- Hydraulic models show the road can flood with over 3 feet of water overtopping the road
- Driveways for 7480 and 7525 Rolling Acres Trail are within the 100-year Effective FEMA Floodplain with the driveway for 7420 Rolling Acres Trail partially impacted



LWC Alternatives



	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
Culvert Size	12-10'x4' box culverts	10-10'x4' box culverts	7-10'x4' box culverts	3-5'x2' box culverts	Leave As-Is (6-18" metal pipes)
Impact Size	25-Year Storm Event	10-Year Storm Event	2-Year Storm Event	Slight Improvement to Current Conditions	No Improvement to Current Conditions
Easement Requirements	Requires easements	Requires easements	Requires easements	Requires easements	Matches existing LWC footprint, no easements required
Cost	\$1,196,000	\$1,080,000	\$910,000	\$330,000	\$107,000

Please Note: Culvert sizing and costs are subject to change as design progresses

LWC Alternatives Considerations



- None of the alternatives provide any real impact to the 100-year effective FEMA floodplain
- The driveways for 7480 and 7525 Rolling Acres Trail remain flooded during major events
- All alternatives include the installation of a **High Water Alert Lifesaving Technology** (HALT) system
- Alternatives 1-3 include some form of creek grading upstream and downstream which will require drainage easements, tree removal and property impacts

Alternative 1 (25-Year Storm Event)



Estimated Cost: \$1,196,000

ADVANTAGES

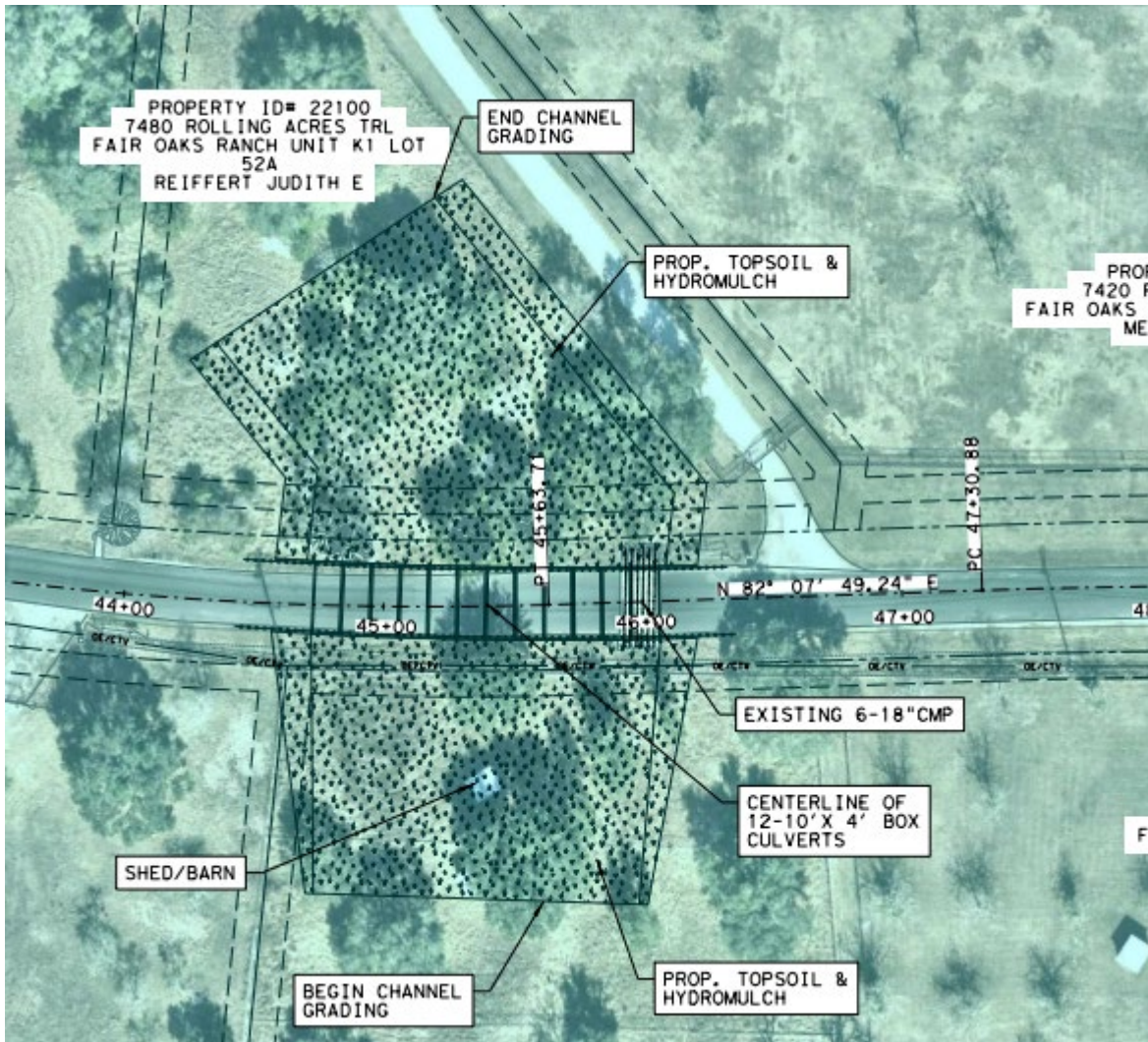
Provides the greatest hydraulic capacity and largest localized reduction in modeled water-surface elevations

DISADVANTAGES

Has the highest drainage construction cost and requires the greatest roadway profile adjustment

May redistribute localized flooding along the roadway, while maintaining a similar overall floodplain extent

Requires easement acquisition for upstream and downstream improvements which impacts two properties



Alternative 2 (10-Year Storm Event)



Estimated Cost: \$1,080,000

ADVANTAGES

Provides greater hydraulic capacity and reduces water-surface elevations immediately upstream and downstream of the LWC

DISADVANTAGES

Requires significant roadway and embankment modifications

May redistribute overtopping and lead to some localized changes in flood depths

Requires easement acquisition for upstream and downstream improvements which impacts two properties



Alternative 3 (2-Year Storm Event)



Estimated Cost: \$910,000

ADVANTAGES

Reduces water-surface elevations and overtopping frequency at the existing LWC

DISADVANTAGES

Requires roadway reconstruction and profile adjustments

May lead to localized changes in drainage conditions

Requires easement acquisition for upstream and downstream improvements which impacts two properties

Alternative 4 (Slight Improvement)



Estimated Cost: \$330,000



ADVANTAGES

Increases hydraulic capacity within a smaller footprint

Requires less roadway adjustments and is lower in cost than Alternatives 1-3

DISADVANTAGES

Overtopping remains. Provides limited overall hydraulic benefit

May cause minor impacts upstream

Requires easement acquisition for upstream and downstream improvements which impacts two properties

Alternative 5 (No Improvement)



Estimated Cost: \$107,000



ADVANTAGES

- Lowest drainage cost
- Avoids major roadway and culvert construction
- Minimizes property, utility, tree, and environmental impacts

DISADVANTAGES

- Does not increase hydraulic capacity or reduce overtopping frequency
- Retains the existing culverts as-is
- Requires continued inspection and maintenance of the existing crossing

LWC Alternatives Summary



- All alternatives provided will repair the roadway and will add some safety for the eastern LWC
- All LWC alternatives include the installation of a HALT system
- Utility relocations, easement acquisition, and tree mitigation are not included as part of the estimated construction costs
- A 20% contingency is included to account for unforeseen conditions and construction related uncertainties

	Budget	Estimated Cost
Design	\$630,000	\$490,767
Construction	\$2,370,000	\$2,552,000*
Project Mgmt	\$150,000	\$150,000
TOTAL	\$3,150,000	\$3,192,767

*Based on the recommended alternatives

LWC Alternatives Summary



Summary of LWC Alternatives

Alt. 1 (25-Year Storm Event) - Install 12 - 10' X 4' MBCs	\$ 1,196,000
Alt. 2 (10-Year Storm Event) - Install 10 - 10' X 4' MBCs	\$ 1,080,000
Alt. 3 (2-Year Storm Event) - Install 7 - 10' X 4' MBCs	\$ 910,000
Alt. 4 (Slight Improvement)- Install 3 - 5' X 2' MBCs	\$ 330,000
Alt. 5 (No Improvement) - Maintain Existing Six 18" CMPs	\$ 107,000

MBCs – Manufactured Box Culverts

CMPs – Corrugated Metal Pipes

Staff Recommendation



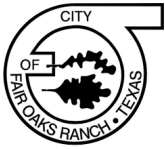
Option	Summary	Total EOPCC
Minimal Cost Option: LWC Alt. 5	Minimizes construction and property impacts Does not increase crossing capacity or reduce roadway overtopping frequency	\$1,642,000
Maximum Hydraulic Capacity Option: LWC Alt. 1	Provides the greatest hydraulic capacity and localized reduction in water-surface elevations Requires the greatest impact to nearby properties	\$3,046,000
Staff Recommendation: LWC Alt. 2	Helps prevent roadway overtopping during lesser, more frequent storm events Slightly over budget (+ \$42,000) and requires easement acquisition	\$2,552,000

Next Steps



- Selected alternative to be incorporated in the final design
- Final Design expected early 2027
- Utility Relocation and Easement Acquisition in Winter 2026 - Summer 2027 (if required)
- Bid Advertisement in Fall 2027
- Construction to begin early 2028

Questions?



CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Mobile Food Vendor Ordinance Amendment

DATE: October 1, 2026

DEPARTMENT: Building Codes

PRESENTED BY: Scott Davis, Building Official

INTRODUCTION / BACKGROUND:

During the 89th Regular Session of the Texas Legislature, House Bill 2844 (HB 2844) was enacted, creating a new statewide regulatory framework for mobile food vendors. Effective July 1, 2026, mobile food vendors operating in Texas are required to obtain a license from the Texas Department of State Health Services (DSHS). Under the new law, DSHS is responsible for statewide licensing and health-inspection requirements for mobile food vendors.

The City of Fair Oaks Ranch regulates food establishments through Chapter 6, Public Health and Sanitation, Article 6.03, Food and Food Products, of the City's Code of Ordinances. The City's current regulations, originally adopted in October 2007, establish local permitting, permit fees, renewals, and inspection requirements for food establishments, including mobile food vendors. A **mobile food vendor** is a person who dispenses food or beverages from a food vending vehicle for immediate service or consumption. A **food vending vehicle** is a vehicle that operates as a food service establishment and is designed to be readily movable. Examples of mobile operations include food trucks, trailers, pushcarts, catering trucks, and certain roadside mobile vendors.

HB 2844 preempts local regulations that conflict with the new statewide licensing framework. As a result, the City may no longer require a separate local food-service permit, licensing fee, or duplicative health inspection of a mobile food vendor that is licensed by DSHS. To become compliant with new state regulations, the City must amend Chapter 6 of the City's Code of Ordinances.

CITY AUTHORITY

Although HB 2844 transfers primary licensing and health-inspection responsibility for mobile food vendors to the State, it does **not** eliminate the City's authority to regulate local land-use and public-safety matters. Mobile food vendors remain subject to applicable state and local laws that do not conflict with HB 2844, including local:

- Zoning and land-use regulations
- Location restrictions and setbacks
- Fire and life-safety codes
- Parking and traffic regulations

- Right-of-way requirements
- Hours of operation
- Noise and nuisance regulations
- Other generally applicable operational requirements that are permitted by State law

STAFF RECOMMENDATION - COMPLIANCE

Staff recommends proposed amendments to Article 6.03 of the Code of Ordinances, as depicted in **Attachment A**, to bring the City's regulations into compliance with HB 2844. The proposed amendments would remove the City's local permitting, permit-fee, renewal, and duplicative health-inspection requirements applicable to mobile food vendors and recognize the DSHS statewide licensing program.

ADDITIONAL CONSIDERATION — POLICY DECISION

The City Council can establish an administrative registration process for mobile food vendors operating within the City. The registration would **not constitute a city license or permit to operate** and would not duplicate the State's health and safety licensing requirements. Rather, the registration would provide the City with basic operator and contact information and confirm the vendor's State licensing status. If supported by the City Council, Article 6.05 would be added to Chapter 6, as reflected in **Attachment B**.

Staff seeks direction from the City Council on advancing Attachment A as presented and, if desired, Attachment B. Additional feedback from this workshop will be further reviewed with legal and incorporated, if applicable. Staff will create an amended ordinance and bring it to the City Council for consideration and action at a future meeting.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

1. Brings the City regulations regarding Mobile Food Vendors in compliance with House Bill 2844
2. Maintains food-safety oversight under a uniform statewide system
3. Preserves a mechanism for responding to health and safety complaints

LONGTERM FINANCIAL AND BUDGETARY IMPACT:

Minimal impact, as the majority of the vendors applying for a city permit are non-profit, thus no permit fee is currently assessed.

ATTACHMENT A

CHAPTER 6 PUBLIC HEALTH AND SANITATION

ARTICLE 6.03 - FOOD AND FOOD PRODUCTS

Division 2. - Food Service Establishments

Sec. 6.03.031 - Enforcement of State Law and Rules

The City adopts by reference the provisions of the current rules or rules as amended by the Executive Commissioner of the Health and Human Services Commission found in 25 Texas Administrative Code, Chapter 228, regarding the regulation of food establishments in this jurisdiction.

Sec. 6.03.032 - Application for Permit and Fees

- (a) Any person or corporation desiring to operate a food establishment, other than a mobile food vendor as defined by Texas Health and Safety Code § 437B.001, in the City must make a written application for a permit on forms provided by the City.
 - a. The application must contain the name and address of each applicant, the location and type of the proposed food establishment, the square footage of the establishment, the signature of each applicant and any other pertinent information required by the City.
 - b. A permit shall begin on January 1 and expire on December 31 each year at which time the permit must be renewed.
- (b) One (1) food permit shall be issued for one (1) location, even if the establishment is a combination of a food establishment and a retail food store. An incomplete application will not be accepted. Failure to provide all required information, or falsifying information required may result in denial or revocation of the permit.
- (c) Renewal of permits is required on an annual basis, and the same information is required for renewal of a permit as for an initial permit. Prior to the approval of an initial permit or the renewal of an existing permit, the city's ~~county~~ sanitarian inspector shall inspect the proposed food establishment to determine compliance with state and city laws and rules.
- (d) A food establishment that does not comply with state and city laws and rules may be denied a permit or the renewal of a permit. If the inspection indicates that the proposed food establishment complies with the requirements of this order, and the permit holder has paid the required fee, the City shall issue a food permit.
- (e) Except that temporary food service permits for outdoor events shall be valid only for the duration of the event and temporary food service permits for indoor events shall be valid for four (4) days from the date of issuance. ~~Food permits which have been issued prior to the effective date of this article shall be valid through December 31, 2007 or if temporary, shall be valid through the effective date on the permit.~~
- (f) Permits fees ~~issued~~ under this division shall be as provided in Appendix A to this Code.

ATTACHMENT B

CHAPTER 6 PUBLIC HEALTH AND SANITATION

ARTICLE 6.05 MOBILE FOOD VENDORS

Sec. 6.05.001 – Compliance with State and City laws.

- (a) Mobile food vendors (MFVs) must comply with all state and local laws that do not conflict with 25 Texas Administrative Code, chapter 226 or Texas Health and Safety Code (HSC) Chapter 437B.
- (b) MFVs must adhere to applicable Food Code rules and any other requirements adopted by the Department.
- (c) MFVs must comply with the City's fire code, location rules, and zoning codes in the City.

Sec. 6.05.002 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Central Preparation Facility (CPF) / Commissary. An approved, registered retail food establishment where food is prepared, stored, or wrapped, and where a Mobile Food Vendor is supplied with fresh water and ice, cleans equipment, and disposes of wastewater. Use of private residence as a CPF is strictly prohibited.

City. City of Fair Oaks Ranch, Texas.

Department. Texas Department of State Health Services (DSHS).

Food. A raw, cooked, or processed edible substance, ice, beverage, or ingredient used or intended for use or for sale in whole or in part for human consumption, or chewing gum.

Food Code. United States Food and Drug Administration (FDA) 2022 Food Code.

Food vending vehicle (FVV). Any vehicle that is a self-enclosed food service establishment (including catering trucks, trailers, and roadside vendors) or pushcart that operates to store, prepare, display, serve, or sell food as a food service establishment and is designed to be readily movable. An FVV may be self- or otherwise-propelled, or vehicle-mounted. An FVV does not include a stand or a booth.

License. A license to operate as a mobile food unit, roadside food vendor, and temporary food service establishment issued by the Texas Department of State Health Services.

License holder. A person who holds an MFV license issued.

Mobile food vendor (MFV). Any person who dispenses food or beverages from an FVV for immediate service or consumption. An MFV may cook, cool, hold, prepare, reheat, or conduct other activities allowed by the Food Code to fulfill food orders for immediate consumption. An MFV may not perform food manufacturer or food wholesaler activities on an FVV under Texas Health and Safety Code (HSC) Chapter 431. An MFV does not include any operation that is not readily moveable. MFVs are divided into three categories:

ATTACHMENT B

- (a) Type I. An MFV that dispenses only non-time and temperature control for safety (TCS) prepackaged food and does not sell TCS beverages, or an MFV that otherwise poses a low risk of harm to the public as determined by the department;
- (b) Type II. An MFV that dispenses prepackaged TCS foods or food that requires limited handling and preparation, or TCS foods that are prepared to order and served for immediate consumption; processes may include preparing, cold holding, thawing, and/or reheating of commercially processed and/or packaged products for immediate consumption; and
- (c) Type III. An MFV that prepares, cooks, holds, and serves food from an FVV; processes may include hot holding, cold holding, thawing, cooking, cooling, reheating, or conducting other activities allowed by the Food Code.

Person. An individual, business, partnership, organization, corporation, or association.

Pushcart. A non-self-propelled FVV limited to serving foods requiring a limited amount of preparation as authorized by the regulatory authority and readily movable by one or two people. A pushcart is classified as an FVV. A pushcart does not include non-self-propelled units owned and operated within a retail food store. This type of vehicle requires the support of a central preparation facility.

Readily moveable. Able to easily move without delay or difficulty; free of alterations, attachments, additions, placement, or change in, under, or upon the FVV that prevent or otherwise reduce the ability to easily move without delay or difficulty. Readily moveable also includes any other requirements set forth by the Department.

Roadside food vendor. A person who operates an FVV from a temporary location adjacent to a public road or highway. Food is not prepared or processed by a roadside food vendor. A roadside food vendor is classified as an MFV.

Servicing area. A location where an FVV visits to fill the potable water tank with potable water from an approved source and to empty grease, cooking waste, and sewage from the wastewater tank into a wastewater collection system as allowed by law and approved by the regulatory authority.

Temporary MFV Registration. A city operational registration granted to an MFV for no more than 72 consecutive hours at a single location.

Time and temperature control for safety food (TCS). Food that requires time and temperature control requiring temperature control (41°F or below for cold; 135°F or above for hot) to limit pathogenic growth.

Sec. 6.05.003 Registration required; mobility requirements; operating requirements.

(a) State License & City Registration Required.

- (1) Every MFV operating within the city limits must hold a valid MFV License issued by the Department for each Food Vending Vehicle.

ATTACHMENT B

- (2) In addition to state licensure, all MFV operations must apply for and obtain a local City MFV registration at least two business days before event day.
- (3) Issuance of a city registration does not grant implicit authorization to locate on any specific property; written permission from the property owner is required. All MFVs must follow applicable City zoning and location requirements.
- (b) Display of Documentation. The city registration, valid Department MFV license (or Department application summary/payment receipt), and applicable state inspection reports must be prominently displayed on the FVV at all times during operation.
- (c) Retention of Mobility. All FVVs must always retain full readiness for immediate movement. Operators shall not:
 - (1) Remove wheels or axles.
 - (2) Place the vehicle on blocks or raise it permanently off the ground.
 - (3) Attach permanent utility connections (water, sewer, gas, or electrical).
 - (4) Install structural impediments, permanent platforms, roofs, additions, or skirtings.

Sec. 6.05.004 Application for registration.

- (a) Application for a City MFV registration shall be issued by the City upon application and proof of the following:
 - (1) MFV complies with the requirements applicable to MFVs in the rules adopted by the Department;
 - (2) MFV complies with City fire code, zoning and location requirements
 - i. Location Documentation: Documentation that MFV will not operate in areas prohibited by applicable City ordinances.
 - (3) That the operator and employees of the MFV possess valid Department issued Certified Food Manager certificates or other applicable certifications required by Chapter 438, Health and Safety Code; and,
 - (4) Inspection Reports: Proof that MFV has complied with any inspection requirements by the Department.
- (b) Duration. Registrations are valid for the timeframe stated on the issued registration, but not to exceed the DSHS issued license.
- (c) Revocation. The City Manager or designee may revoke an MFV registration at any time for non-compliance with local ordinances, violation of state sanitation codes, or creation of a public health hazard. Revocation shall be submitted to the Department.

Sec. 6.05.005 Operational, physical, and environmental standards.

- (a) Removal Requirements upon Expiration:
 - (1) Temporary MFV: Must be completely removed from the site within **24 hours** of registration expiration.

ATTACHMENT B

- (2) Failure to remove an expired MFV may result in registration denial, code enforcement fines, and towing/impoundment pursuant to section 1.01.009 of this Code.
- (b) Physical Vehicle Specifications (Type II & III Units):
 - (1) Enclosure & Pest Control: Outer openings must be protected against pests with tight-fitting doors/windows or screening of at least 16-mesh to 1 inch.
 - (2) Interior Construction: Interior walls and ceilings must be light-colored, smooth, non-absorbent, and easily cleanable.
 - (3) Sinks: Must feature a handwashing sink supplied with hot/cold water under pressure, soap, and paper towels, as well as a 3-compartment warewashing sink large enough to submerge the largest piece of equipment. (Note: Roadside vendors and Type I units selling only prepackaged items are exempt from sink installation requirements).
- (c) Water and Liquid Waste Systems:
 - (1) Potable Water: Holding tanks must be permanently installed, sloped to drain, labeled "Potable Water," and equipped with a ¾ inch or smaller inlet connection.
 - (2) Liquid Waste Retention: Wastewater retention tanks must be permanently installed, sloped to a 1-inch inner diameter drain with a shut-off valve, labeled "Wastewater," and sized at least 15% larger than the potable water tank capacity. Connections for wastewater must be a different size/type than potable water inlets.
 - (3) Discharge Restriction: Discharging gray water, grease, or sewage onto the ground, streets, or storm drains is strictly prohibited. All liquid waste must be drained at an approved servicing facility.
- (d) Solid Waste and Area Sanitation:
 - (a) MFVs must provide a minimum 30-gallon exterior trash receptacle for customer use.
 - (b) Operators must keep the area within 25 feet of the FVV free of litter, grease, and debris at all times.
- (e) Restroom Access. An FVV does not need to be equipped with a restroom. Conveniently located toilet facilities must be designated and accessible to employees during all operating hours.

Sec. 6.05.005 Inspections; Complaints.

- (a) Inspections. All MFVs must submit to inspections required by the Department.
- (b) Complaints. All complaints against MFVs shall be referred to the Department.
 - (1) Failure to resolve any complaints in accordance with Department rules and regulations may result in denial and/or revocation of a city registration under this Article.



City Council Workshop

HB 2844

Mobile Food Vendor Regulation

Effective July 1, 2026

State law established a statewide licensing framework and requires conforming amendments to the City's current ordinance.

Scott Davis
Building Codes Official

Why This Item Is Before Council



Current Ordinance

Chapter 6, Article 6.03 governs food establishments. The regulations, originally adopted in 2007, includes local permitting, permit fees, renewals, and inspection requirements.

Ordinance Must Change

In HB 2844, effective July 1, mobile food vendors must obtain a DSHS license. DSHS now administers statewide health-inspections.

What Changed

The City may no longer require a separate local food-service permit, fees, or duplicative health inspection mobile food vendors.

HB 2844 at a Glance



A statewide DSHS licensing and inspection replaces separate local licensing and inspection requirements for mobile food vendors.



KEY POLICY SHIFT A DSHS licensed mobile food vendor may operate statewide, subject to State law and non-conflicting local requirements.



Who Is Covered by the New Law?

HB 2844 applies to vendors dispensing food or beverages from a readily movable food vending vehicle.

MOBILE FOOD VENDOR

A person who dispenses food or beverages from a food vending vehicle for immediate service or consumption.

EXAMPLES of MOBILE FOOD VENDING VEHICLES

Food trucks and trailers

Mobile food service establishments that are readily movable

Pushcarts

Smaller mobile units dispensing food or beverages



What Moves to the State and What Remains Local

Primary licensing and health-inspection responsibility moves to the State, while the City retains non-conflicting land-use and public-safety authority.

STATE-LEVEL FUNCTIONS

- Mobile food vendor licensing
- License application and renewal fees
- Required health inspections and inspection fees
- Statewide vendor database and inspection records
- License suspension, revocation, and administrative enforcement

LOCAL AUTHORITY RETAINED

- Zoning and land-use regulations
- Location restrictions and setbacks
- Fire and life-safety codes
- Parking and traffic regulations
- Right-of-way requirements
- Hours of operation
- Noise and nuisance regulations
- Other generally applicable operational requirements

Impact on Current Ordinance



The ordinance amendment must separate State-regulated licensing and health-inspection functions from local requirements.

CURRENT REQUIREMENT / FUNCTION	ACTION	RATIONALE
Local mobile food vendor permit	Remove	State license now governs operation
Local permit fee / renewal fee	Remove	State administers licensing fees
Routine local health inspection requirement	Remove	DSHS framework controls required inspections
Complaint / suspected violation response	Retain / align	City may investigate but must refer State-law violations to DSHS

Conformance and Alternative Consideration



Staff recommends a conforming ordinance amendment. Council may also direct staff to include an administrative registration process.

Conform to State Law

Remove local mobile food vendor permitting, permit-fee, renewal, and duplicative health-inspection provisions that conflict with or duplicate the DSHS program.

Alternative Registration

Establish an administrative registration process to collect basic operator and contact information and confirm State licensing status. Registration would not be a City license or permit.

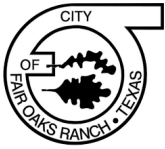
Next Steps



1. Ensure compliance with H.B. 2844
 - a. Adoption of a conforming ordinance amendment (Attachment A)
2. Consider a City registration process
 - a. Adoption of an ordinance amendment (Attachment A) and (Attachment B)



Questions?



CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Proposed 2027 Legislative Priorities
 DATE: October 1, 2026
 DEPARTMENT: Administration
 PRESENTED BY: Scott Huizenga, MPA, ICMA-CM, City Manager

INTRODUCTION / BACKGROUND:

The 90th Texas Legislature convenes in January 2027. Municipal authority, revenue, land-use regulation, infrastructure and state-created property tax exemptions are expected to remain significant issues for Texas cities. During the 2025 session, more than 2,000 of the 9,014 filed bills and proposed constitutional amendments affected cities—approximately 23% of all measures filed.

The City's adopted 2026 Strategic Plan identifies Operational Excellence Goal 5.1, Maintain strong regional partnerships and legislative awareness, and Objective 5.1.1, Develop and adopt an annual legislative agenda. Consistent with that direction, staff has reviewed the proposed Texas Municipal League policy program, Hill Country Mayors Alliance priorities, the City's financial and operational needs, and issues affecting responsible growth in Fair Oaks Ranch.

Staff met with State Representative Mark Dorazio and his chief of staff on September 23 to introduce the City's preliminary priorities and provide background on the disabled-veteran reimbursement program. Staff is seeking meetings with the City's other legislators. Once adopted, the final resolution will be provided to each legislative office and used to guide the City's advocacy during the session.

The proposed platform is organized in three tiers: one primary City priority, four supporting City priorities, and additional positions the City would support or monitor in coordination with established municipal partners. This structure focuses the City's advocacy while allowing staff to respond consistently to legislation that may affect Fair Oaks Ranch.

Primary City Priority — Local Governments Disproportionately Affected by Disabled Veterans program

- Fully fund the Local Governments Disproportionately Affected by Disabled Veterans program while preserving the 100% disabled-veteran homestead exemption. The exemption is a state policy the City supports; the requested legislative action is adequate state reimbursement for the local revenue impact.
- For the City's FY 2024-25 application, approximately \$196.3 million in value qualified under Tax Code Section 11.131. The exemption produced an estimated \$560,018 in

gross property tax revenue loss. After the statutory deduction, the City's qualified request was \$450,563.20, but the state award was \$54,673.69—12.1% of the qualified request and 9.8% of the gross loss.

- The City's qualified request increased from \$207,820.46 in 2023 to \$450,563.20 in 2026, an increase of 117%, while the annual payment fell from \$100,194.21 to \$54,673.69, a decrease of 45%. The City supports an appropriation that adjusts to statewide qualified claims, with a regular true-up to prevent reimbursement from eroding as participation and exempt value grow.

Supporting City Priorities

- **Preserve municipal fiscal authority.** Oppose state-imposed revenue, tax or expenditure limits; unfunded mandates; and new state-created exemptions or restrictions that reduce City revenue without a commensurate funding source.
- **Preserve local authority over responsible growth.** Oppose legislation that limits the City's ability to regulate zoning, density, lot size, parking, subdivision design, development standards, impact fees, annexation or the extraterritorial jurisdiction in a manner that prevents the City from addressing local infrastructure, safety and community conditions.
- **Support water and infrastructure investment.** Support tools and funding for water supply, wastewater, drainage, transportation and public-safety infrastructure. Support efforts, including those advanced by the Hill Country Mayors Alliance, to ensure municipalities receive timely notice and a meaningful opportunity to address documented effects of state permitting decisions on municipal infrastructure, water supplies, service capacity and long-range plans.
- **Recognize small-city conditions.** Support population brackets, implementation timelines, administrative requirements and funding mechanisms that account for the staffing, tax base and service-delivery constraints of small and mid-sized communities.

Additional Supported and Monitored Positions

These items are not proposed as City-led priorities. Staff would support or monitor them through the Texas Municipal League, the Hill Country Mayors Alliance and other municipal partners, consistent with Council's adopted platform:

- Support eliminating periodic voter reauthorization of the street-maintenance sales tax, reimbursing municipal election costs and clarifying eligible street and sidewalk uses.
- Preserve municipal authority to manage public rights-of-way and receive fair compensation for their use.
- Preserve franchise fees, lawful municipal revenue sources and local utility financial-management authority.
- Support practical updates to procurement and public-notice requirements that improve efficiency while maintaining transparency and accountability.
- Monitor online sales-tax sourcing proposals and oppose changes that would materially reduce City revenue without an adequate transition or replacement mechanism.

Council Direction Requested

Staff requests Council direction on the proposed priority structure, policy positions, desired revisions and advocacy partnerships. Following the workshop, staff will

incorporate Council direction and return a resolution adopting the City's 2027 legislative agenda for consideration at a subsequent meeting.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports Strategic Plan Goal 5.1 and Objective 5.1.1 to develop and adopt an annual legislative agenda.
- Provide Council and staff with consistent direction when evaluating bills, communicating with legislators and coordinating with partner organizations.
- Protect the City's ability to fund services, plan for responsible growth, manage infrastructure and water impacts, and respond to local conditions.

LONGTERM FINANCIAL AND BUDGETARY IMPACT:

The workshop and subsequent adoption of a legislative agenda do not require a budget amendment. Successful legislation that fully funds the disabled-veteran reimbursement program could materially reduce the City's current unreimbursed property tax impact. Based on the FY 2024-25 application and award, approximately \$395,890 of the qualified request was not reimbursed. Other platform positions are intended to protect existing revenue authority and reduce unfunded costs; their financial effects will depend on legislation filed and enacted.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS , ADOPTING THE CITY'S LEGISLATIVE PRIORITIES FOR THE 90TH TEXAS LEGISLATURE; AUTHORIZING COORDINATION WITH LEGISLATORS AND OTHER GOVERNMENTAL ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the 90th Texas Legislature will convene in regular session in January 2027 and consider legislation affecting municipal finance, land use, infrastructure, public safety, water resources and other local responsibilities; and

WHEREAS, the City's adopted 2026 Strategic Plan identifies maintaining strong regional partnerships and legislative awareness as Operational Excellence Goal 5.1 and developing and adopting an annual legislative agenda as Objective 5.1.1; and

WHEREAS, the City Council is accountable to Fair Oaks Ranch residents for setting service levels, funding priorities and growth policies that reflect local conditions; and

WHEREAS, Texas provides a 100% residence homestead exemption for qualifying disabled veterans and surviving spouses, a benefit the City supports, while the fiscal effect is concentrated in military-adjacent communities; and

WHEREAS, the City's FY 2024-25 application reported approximately \$196.3 million in value exempt under Tax Code Section 11.131 and approximately \$560,018 in gross property-tax revenue loss; and

WHEREAS, the City's qualified assistance request under Local Government Code Section 140.011 was \$450,563, but the 2026 state payment was \$54,674 because statewide requests exceeded the available appropriation; and

WHEREAS, the Texas Municipal League's proposed legislative program supports full funding of the disabled veterans homestead exemption relief program and preservation of municipal authority over revenue and land-use decisions; and

WHEREAS, the City Council finds that adoption of a focused legislative platform will provide direction to the Mayor, City Council and City Manager when communicating with state officials and regional partners.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1. The City Council adopts the 2027 Legislative Priorities attached as **Exhibit A** and incorporated into this resolution.

Section 2. The Mayor, Members of the City Council and City Manager are authorized to communicate the adopted platform to members of the Texas Legislature, state agencies, the Texas Municipal League, the Hill Country Mayors Alliance and other governmental organizations; to support or oppose legislation consistent with the platform; and to coordinate with similarly affected local governments.

- Section 3.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.
- Section 4.** If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.
- Section 5.** That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 6.** All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.
- Section 7.** This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 8.** This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 15th day of October 2026.

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Amanda Valdez, TRMC
City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney

EXHIBIT A

CITY OF FAIR OAKS RANCH 2027 LEGISLATIVE PRIORITIES

1. Fully fund disabled-veteran assistance payments

- Support the 100% disabled-veteran residence homestead exemption and related surviving-spouse benefits.
- Support sufficient state appropriations to pay the full qualified assistance amounts calculated under Local Government Code Section 140.011.
- Support an automatic funding adjustment or biennial true-up that prevents qualified payments from being reduced solely because statewide participation or exempt value increases.

2. Preserve municipal fiscal authority

- Oppose additional revenue, tax-rate or expenditure restrictions that reduce the City's ability to fund locally determined services and infrastructure.
- Oppose new property tax or sales tax exemptions unless the state provides a continuing replacement for the resulting municipal revenue loss.
- Oppose unfunded mandates that impose new municipal duties or costs without an adequate funding source.

3. Preserve local authority over responsible growth

- Oppose legislation that restricts municipal authority over zoning, density, lot size, parking, development standards or implementation of the City's Comprehensive Plan.
- Support repeal or revision of automatic extraterritorial-jurisdiction release provisions and require municipal review and public input before release.
- Oppose broad preemption that prevents the City from responding to local health, safety, infrastructure and land-use conditions.

4. Support water and infrastructure investment

- Preserve local and regional authority to manage and protect groundwater and other water resources.
- Support accessible state grants and financing for municipal water, wastewater, drainage, street and emergency-warning infrastructure.
- Support efforts, including those advanced by the Hill Country Mayors Alliance, to require state permitting agencies to provide municipalities with timely notice and a meaningful opportunity to address documented municipal infrastructure, water-supply, service-capacity and long-range planning impacts.

5. Recognize small-city conditions

- Support reasonable population brackets or other distinctions when statewide requirements would impose disproportionate administrative or financial burdens on small municipalities.
- Support expanded eligibility for state public-safety and infrastructure programs serving small municipal governments.

EXHIBIT A

6. Support and monitor additional municipal positions

- Support eliminating periodic voter reauthorization of the street maintenance sales tax, reimbursing municipal election costs and clarifying eligible street and sidewalk uses.
- Preserve municipal authority to manage public rights-of-way and receive fair compensation for their use.
- Preserve franchise fees, lawful municipal revenue sources and local utility financial-management authority.
- Support practical updates to procurement and public notice requirements that improve efficiency while maintaining transparency and accountability.
- Monitor online sales tax sourcing proposals and oppose changes that would materially reduce City revenue without an adequate transition or replacement mechanism.

Implementation

The City will coordinate with its legislative delegation, the Texas Municipal League, the Hill Country Mayors Alliance—an emerging coalition of mayors coordinating regional advocacy on local control, water resources, infrastructure, public safety and responsible growth—and other affected local governments. When a proposed bill is not specifically addressed, the City may support or oppose the bill if its effect is consistent with the principles stated in this platform.



2027 Legislative Priorities

Primary request

Fully fund qualified assistance payments to local governments disproportionately affected by the 100% disabled-veteran residence homestead exemption.

Fair Oaks Ranch supports the exemption. The issue is how Texas shares the cost of a state constitutional and statutory benefit that is concentrated in military-adjacent communities.

\$11.131 exempt value	Gross City revenue loss	Qualified request	State payment
\$196.3 million	\$560,018	\$450,563	\$54,674

FY2026 payment covered 12.1% of the qualified request and 9.8% of the gross loss.

The trend

- From FY2023 through FY2026, the City's qualified request increased from \$207,820 to \$450,563, an increase of 117%.
- During the same period, the state payment declined from \$100,194 to \$54,674, a decrease of 45%.
- The statewide appropriation remained \$9.5 million while qualified requests reached approximately \$78.3 million in FY2026.

Requested legislative action

- Appropriate sufficient funds to pay the amounts calculated under Local Government Code §140.011, rather than prorating qualified requests against a fixed appropriation.
- Retain the exemption and the program's existing eligibility safeguards, including the statutory general-fund threshold and deduction.
- Consider an automatic funding adjustment or biennial true-up so reimbursement keeps pace with qualified claims.

Related Fair Oaks Ranch priorities

- Oppose additional limits on locally determined revenue needed for public safety, infrastructure and other municipal services.
- Preserve local authority over zoning, density, lot size, development standards and responsible growth strategies.

Next step: The City Council will begin reviewing a 2027 legislative platform at its workshop next week, with a resolution scheduled for later consideration.

Sources: Texas Comptroller of Public Accounts; City of Fair Oaks Ranch applications and FY2026 award letters; Texas Municipal League



Proposed 2027 Legislative Priorities



Protecting local authority and
addressing state funding impacts

Scott M. Huizenga, MPA, ICMA-CM
City Manager

Why a City legislative agenda now?



23%

**of measures filed in 2025
affected cities**

More than 2,000 of 9,014 bills
and proposed constitutional
amendments.

Strategic Plan commitment

Goal 5.1 and Objective 5.1.1 call for regional partnership, legislative awareness and an annual legislative agenda.

Early engagement is underway

Staff met with Rep. Mark Dorazio and his chief of staff on September 23 and is seeking meetings with the City's other legislators.

Proposed Structure



PRIMARY CITY PRIORITY

Fully fund disabled-veteran assistance payments

SUPPORTING CITY PRIORITIES

Fiscal authority • Responsible growth • Water and infrastructure • Small-city conditions

SUPPORTED + MONITORED

Street maintenance sales tax • Public rights-of-way • Franchise fees • Procurement and public notices • Online sales tax

Fully fund disabled veteran assistance payments



Primary Priority: The City supports the 100% disabled-veteran homestead exemption and requests full state funding for the reimbursement program the Legislature created.

Exempt value	Gross revenue loss	Qualified request	State payment
\$196.3 million	\$560,018	\$450,563	\$54,674

Tax Code §11.131

Estimated

After statutory
deduction

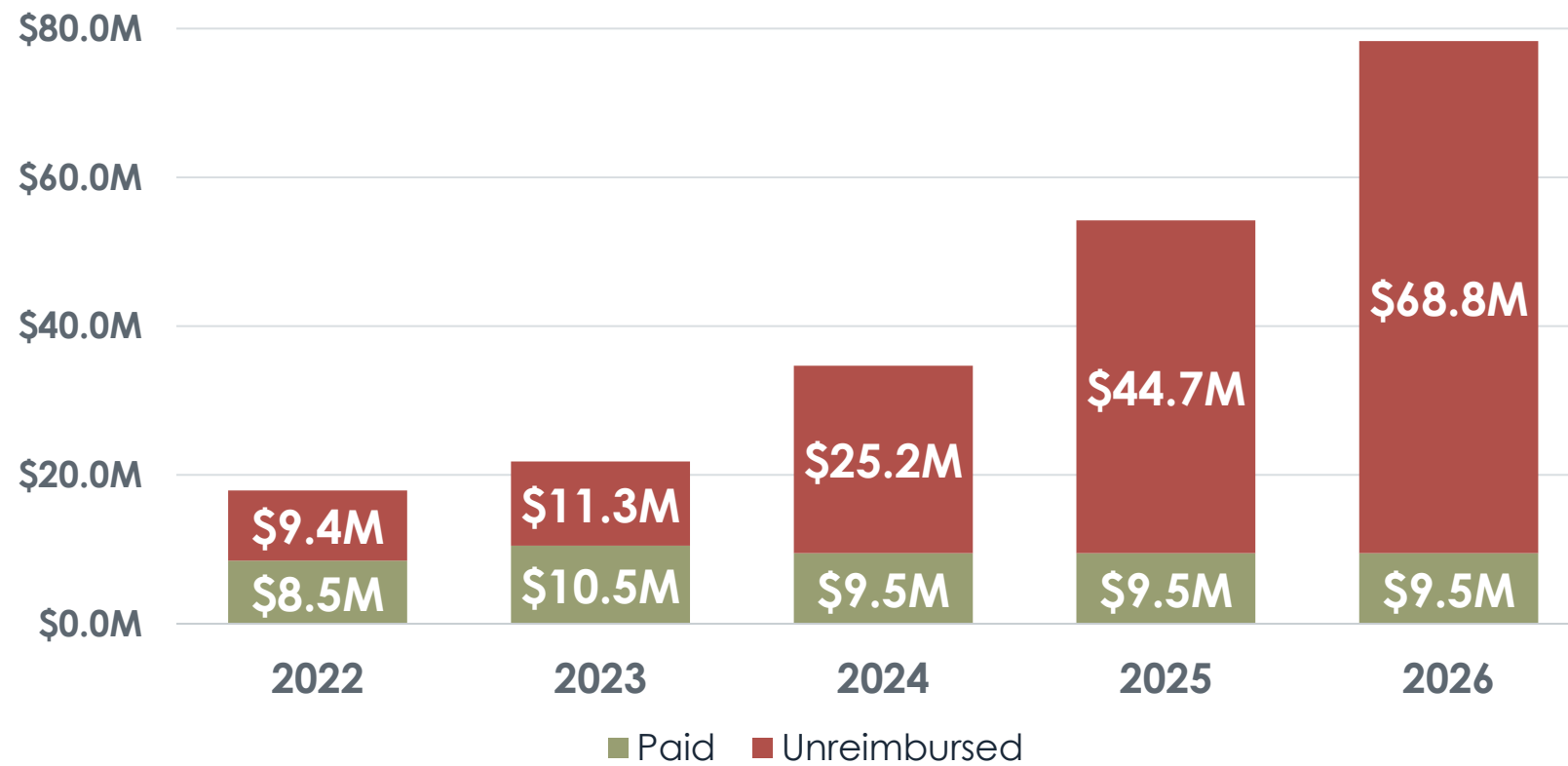
12.1% of request

The FY 2026 payment covered 9.8% of the estimated gross revenue loss in FY 2024-25.

Statewide requests have outgrown available funding



Qualified claims increased from \$17.9 million in 2022 to \$78.3 million in 2026, while annual payments remained between \$8.5 million and \$10.5 million.



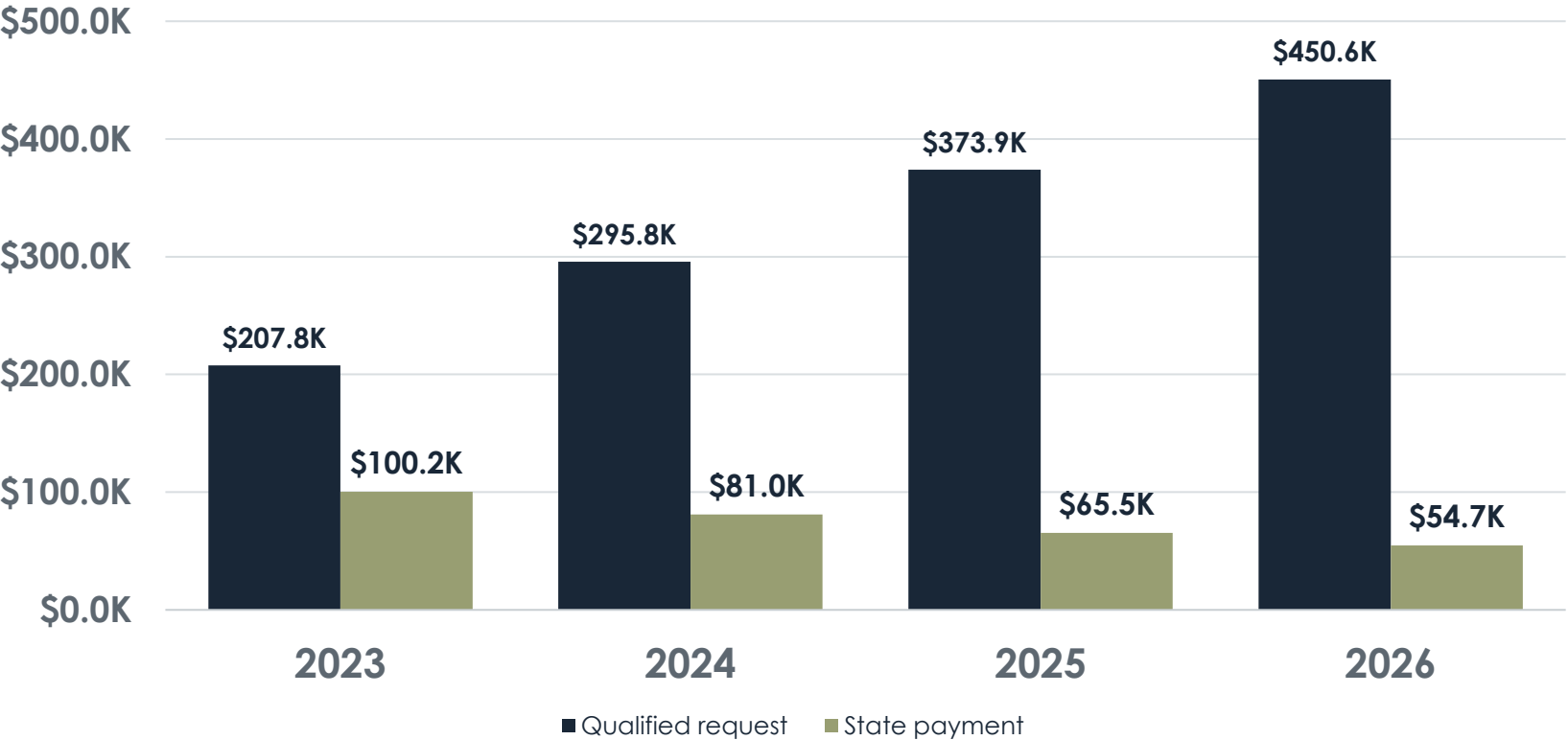
2026
12.1%
of qualified claims
reimbursed

POLICY REQUEST
Adjust the
appropriation to
statewide qualified
claims and include a
regular true-up as
participation and
exempt value grow.

Fair Oaks Ranch requests increased as payments declined



From 2023 through 2026, the City's qualified request increased 117%, while its annual payment decreased 45%.



+117%

qualified request

-45%

annual state payment

REIMBURSEMENT RATE

48.2%	27.4%	17.5%	12.1%
2023	2024	2025	2026

Fiscal authority and responsible growth: *One size does not fit all*



Preserve the ability to fund local services

- Oppose additional revenue, tax-rate or expenditure restrictions
- Oppose new exemptions without continuing replacement revenue
- Oppose unfunded mandates

Keep local land-use decisions local

- Protect zoning, density, lot size, parking and development standards
- Support revision of automatic ETJ release provisions
- Oppose broad preemption of local infrastructure, safety and land-use responses



Infrastructure and small-city conditions

Water and infrastructure investment

- Preserve local and regional authority over groundwater and other water resources
- Support accessible grants and financing for water, wastewater, drainage, streets and emergency-warning infrastructure
- Support timely municipal notice and an opportunity to address documented effects of state permitting decisions

Keep local land-use decisions local

- Support population brackets or other distinctions when statewide requirements create disproportionate burdens
- Expand eligibility for public-safety and infrastructure programs serving small municipal governments



Support established municipal positions

STREET MAINTENANCE

Eliminate periodic reauthorization; clarify eligible uses

LOCAL REVENUES

Preserve franchise fees, lawful revenue sources and utility

ONLINE SALES TAX

Oppose material losses without an adequate transition or replacement

RIGHTS-OF-WAY

Preserve municipal authority and fair compensation

PROCUREMENT + NOTICE

Modernize requirements while maintaining transparency



Advocacy partners and roles

Partner	Roles
Legislative delegation	Present the adopted platform, provide local data and maintain direct communication
Texas Municipal League	Coordinate statewide municipal positions, bill tracking and member advocacy
Hill Country Mayors Alliance	Coordinate regional advocacy on local control, water, infrastructure, public safety and responsible growth
Similarly affected communities	Support coalition efforts on disabled-veteran reimbursement and other shared impacts

Council direction



01

**Confirm the
primary
priority**

02

**Confirm
supporting
priorities**

03

**Identify
revisions**

04

**Advance the
resolution**

Following the workshop, staff will revise the platform, schedule the resolution for consideration, provide the signed resolution to the delegation and track legislation throughout the session.



Questions and Discussion



Roadway and Drainage Project Status Reports

October 1, 2026

Grant Watanabe, P.E., CFM, Director of Public Works

Kelsey Delgado, CISEC, PMP, Project Manager

Lee Muniz, P.E., CFM, Engineering Manager

Roadway CIP



	Prior	2025-26	2026-27	2027-28	Total
Dietz Elkhorn Roadway Reconstruction & Waterline	\$610,150	\$6,078,758	-	-	\$6,688,908*
Battle Intense	158,861	Completed	-	-	\$158,861
Rolling Acres Trail Reconstruction	-	\$315,000	\$315,000	\$2,520,000	\$3,150,000
Ammann Road Reconstruction	\$428,071	\$6,780,183	-	-	\$7,208,254
Roadway Total	\$1,197,082	\$13,173,941	\$315,000	\$2,520,000	\$17,206,023

* Project total includes the associated waterline project funded through Certificates of Obligation and developer contribution

Dietz Elkhorn Road Reconstruction



Project Overview

- Total reconstruction of Dietz Elkhorn Rd. from Fair Oaks Parkway to FM 3351. Includes the Dietz Elkhorn Water Line project to avoid trenching through the new road.

Project Status

- Phase 1 detour routes and lane closures are in place
- Culvert installation and milling to begin Sept. 28
- CPS to upgrade manholes during lane closures

Upcoming Milestones

- Phase 1 EB lane expected to be completed by end-October, and the WB lane expected to be completed by end of January



Total Estimated Cost: \$ 5,607,188

Ammann Road Reconstruction



Project Overview

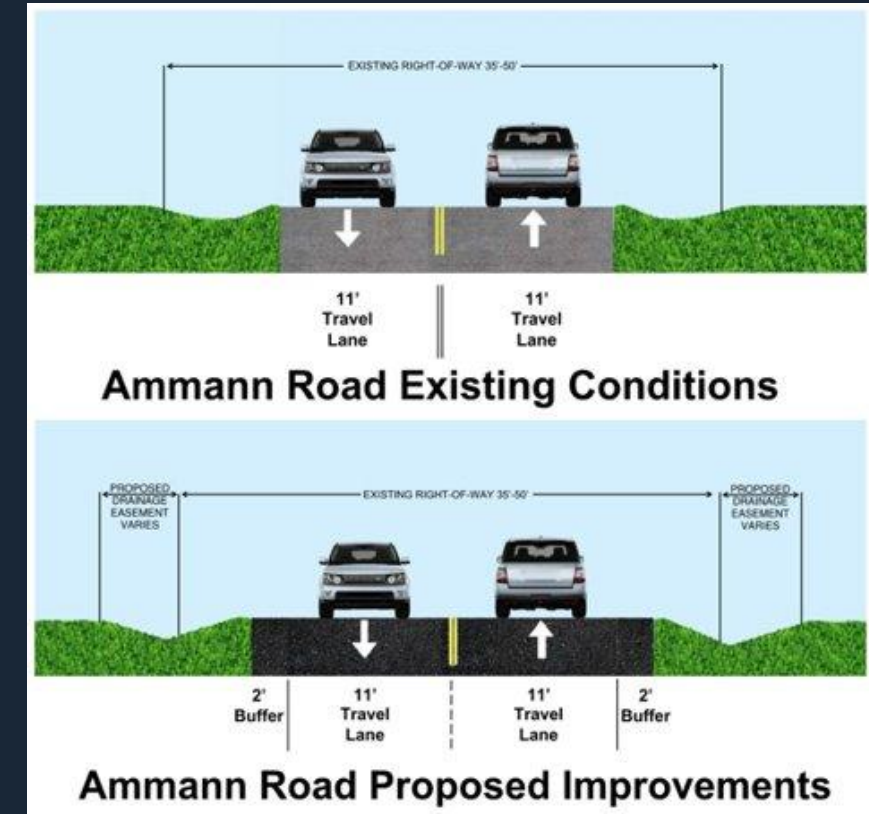
- Total reconstruction of Ammann Road including drainage improvements at two existing low-water crossings, softening of both curves and utility adjustments

Project Status

- 100% Design plans provided on Sept. 9
- Draft Agreements with GBRA and PEC under review
- Staff continues to coordinate with property owners where drainage easements are required

Upcoming Milestones

- PEC Utility Service Agreements to be coordinated with Kendall County for relocations required at the Northern Curve
- Total Estimated Cost: \$ 6,977,662**



Rolling Acres Trail Reconstruction



Project Overview

- Roadway improvements from Flagstone Hill to Ammann Road. Total reconstruction of a portion of the roadway, asphalt overlay to the remainder and improvements to one low water crossing.

Project Status

- 30% preliminary engineering report presented at Oct. 1 City Council workshop
- Staff coordinating with upstream and downstream property owners located near the low water crossing

Upcoming Milestones

- 90% Design due early 2027



Total Estimated Cost: \$ 3,192,767

2026 Annual Street Maintenance Program



Project Overview

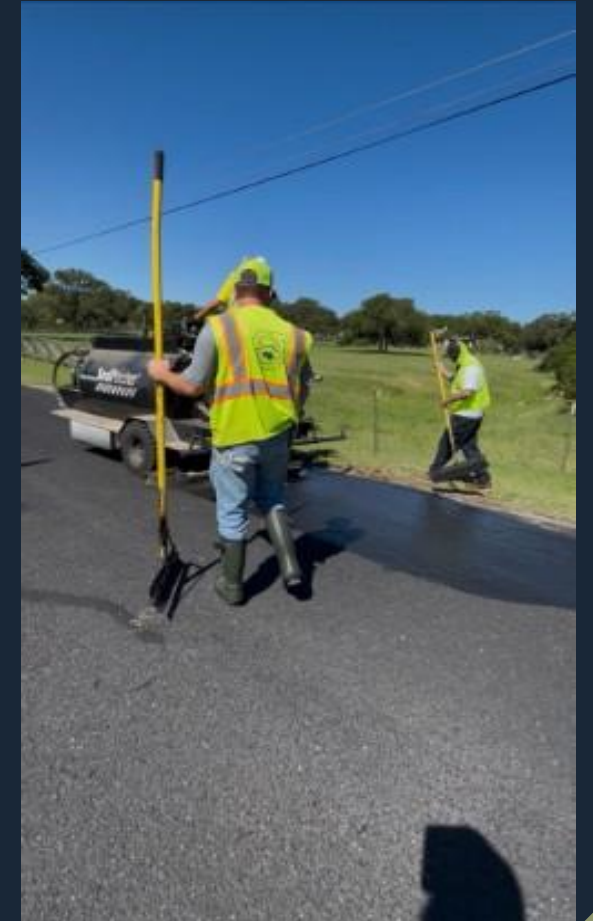
- Annual maintenance program comprised of various treatments, intended to extend the service life of the City's streets

Project Status

- Crack seal completed in May
- Rejuvenation completed in August
- In-house and contracted fog seal completed in September

Upcoming Milestones

- Striping is scheduled to start September 23
- Micro-surfacing is expected to occur October 12-13
- Planning for the 2027 Annual Street Maintenance Plan to begin in November



Total Estimated Cost: \$ 770,000

Drainage CIP



	Prior	2025-26	2026-27	2027-28	2028-29	Total
28907 Chartwell Lane (CIP #35)	\$4,841	\$159,988	In Progress		-	\$272,829
8472 Rolling Acres Trail (#2)	\$125		Completed in-house	-	-	\$125
8040 Rolling Acres Trail (#4)	\$2,380	\$4,350	Canceled		-	\$6,730
Vestal Park Culvert (#42)	\$6,952		Completed in-house	-	-	\$6,952
8426 Triple Crown (#41)			\$253,094	-	-	\$253,094
8312 Triple Crown (#43)			\$269,967	-	-	\$269,967
32030 Scarteen (#53)				\$72,331	\$193,853	\$266,184
31988 Scarteen (#44)				\$100,000	-	\$100,000
7644 Pimlico Lane (#46)				\$100,000	-	\$100,000
8045 Flagstone Hill (#63)					\$100,000	\$100,000
8402 Battle Intense (#23)					\$200,000	\$200,000
Drainage Total	\$14,298	\$164,338	\$523,061	\$272,331	\$493,853	\$1,467,881

Chartwell Drainage Improvements



Project Overview

- Involves a damaged drainage channel due to high velocities and poor soil conditions. Project includes construction of a concrete-lined drop structure to armor and stabilize the channel from high velocities.

Project Status

- Construction bid awarded to Salas Service Group in the amount of \$145,750 at the September 17 City Council meeting
- Letters to nearby property owners will be sent out prior to construction



Upcoming Milestones

- Pre-construction meeting to be scheduled in the coming weeks
- Mobilization and groundbreaking

Total Estimated Cost: \$ 198,122

Project Status Report

Project: Dietz Elkhorn Recon and Waterline

Project Manager: Grant Watanabe

Consultant: Pape-Dawson

Contractor: D&D Contractors

Upcoming Milestones:

Project Overview:

Dietz Elkhorn Road has an Overall Condition Index (OCI) score below 40 in many segments between Fair Oaks Parkway and FM 3351. In less than 3 years, the average OCI for this segment of roadway will be below 20. This project has been combined with the Dietz Elkhorn Water Line project to avoid trenching through the new road to install the water line at a later date.

Construction

Milestone	Date	Notes
Pre-Construction Meeting	7/16/26 - 7/16/26	Completed
Public Meeting (Open House)	7/29/26 - 7/29/26	Completed
Active Construction	9/8/26 - 9/7/27	In Progress
Substantial Completion	9/30/27 - 9/30/27	Future
Final Acceptance	10/31/27 - 10/31/07	Future

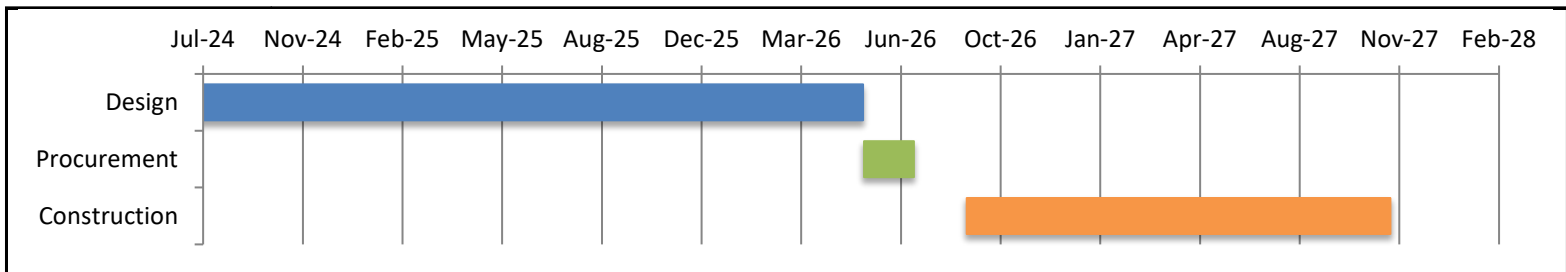
Budget:

Total CIP Project Budget: \$ **6,688,908**

Funding Sources	Cash Funded	\$	610,150
	Debt	\$	5,680,314
	3rd Party Contributions	\$	398,444
	TOTAL	\$	6,688,908
Project Vetting	Appropriated	Estimated	Spent to Date
	\$ -	\$ -	\$ -
	Design	\$ 610,150	\$ 770,150
	Construction	\$ 6,078,758	\$ 4,787,038
	Project Mgmt	\$ -	\$ 50,000
	ROW/ Utility	\$ -	\$ -

TOTAL \$ **6,688,908** \$ **5,607,188** \$ **739,380**

Timeline:



Project Status:

On Track

- 1) On September 9, D&D implemented the Phase 1 detour routes and lane closure, and TxDOT eliminated the left turn arrow on Ralph Fair Rd. D&D is currently replacing the culvert near the City Campus and is scheduled to start milling on September 21. The Phase 1 EB lane is expected to be completed by October 23, and the Phase1 WB lane is expected to be completed by January 23.
- 2) CPS Energy plans to begin upgrading two manholes within Phase 1 with explosion mitigation lids on September 22.
- 3) Staff worked with Jim and Casey to post advance notice regarding the construction start date and Phase 1 TCP to the City's website and social media channels. Staff is also providing periodic updates to BISD .

Items to Address:

- 1) TxDOT ROW permit is still pending approval. An exception to policy letter has been drafted by the consultant.
- 2) Spectrum utility relocation is not complete. For Phase 1, street repair at Chartwell Lane and an additional bore between Preakness and Saddle Song is still needed. Spectrum has stated they can complete this work in one week but has not provided a start date. Spectrum is also in the process of reviewing bids for Phase 2/3 relocation.

Project History

6/14/2023 - Design kickoff meeting held.

7/20/2023 - City Council approves an agreement with Pape-Dawson (consultant) for schematic design services.

8/29/2023 - Townhall held to obtain public input on multimodal transportation and Dietz Elkhorn options.

3/21/2024 - City Council approved Option 1 (Reconstruction with wider shoulders).

7/18/2024 - City Council approves an agreement with Pape-Dawson for final design services for Option 1.

4/02/2025 - 100% Design for Road Reconstruction received.

12/16/2025 - Revised USA with Corley Tract developer executed, allowing the City to manage the Dietz Elkhorn Water Line project directly.

1/22/2026 - City Council approves an agreement with Pape-Dawson for design services for the Water Line project.

5/21/2026 - Final design for Road Reconstruction and Water Line received and RFP posted.

6/16/2026 - On bid opening day, six proposals were received.

7/2/2026 - City Council approved a contract with D&D Contractors for \$4,559,083.95 with a 5% contingency for a total of \$4,787,038.

7/16/2026 - Pre-construction meeting held.

7/29/2026 - Open House held with approximately 45 residents in attendance.

9/4/2026 - NTP letter issued to D&D. The effective start date is Sept 8, and construction duration is 365 calendar days.

9/9/2026 - D&D mobilized to implement lane closure and detour routes.

Project Status Report

Project: Ammann Rd Reconstruction

Project Manager: Kelsey Delgado

Consultant: STV, Inc

Contractor: N/A

Upcoming Milestones:

Project Overview:

A total reconstruction of Ammann Road to increase the lifespan of the facility and minimize maintenance needs due to increased traffic flow within the area. Improvements on Ammann Road include full-depth reconstruction, drainage improvements at two existing low-water crossings and utility adjustments.

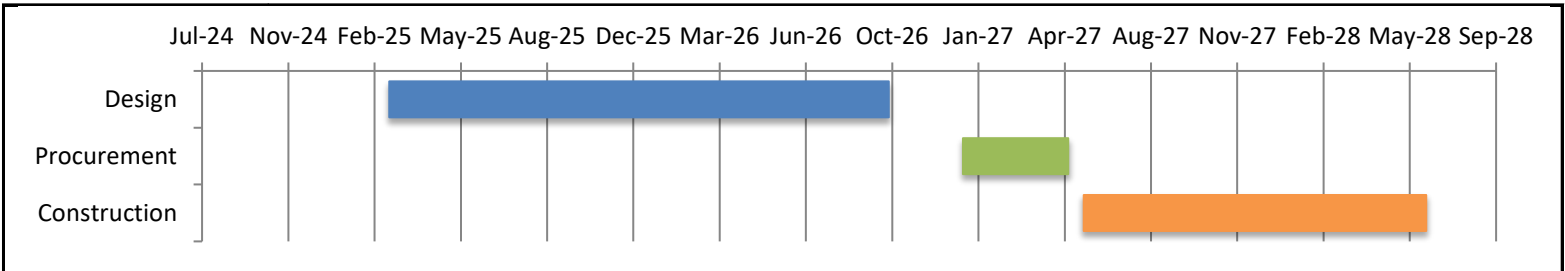
Design		
Milestone	Date	Notes
90% Design	9/1/25 - 12/12/25	Complete
95% Design for Northern Curve	3/1/26 - 6/19/26	Complete
100% Design	1/1/26 - 9/9/26	100% Plans submitted
Utility Coordination	Ongoing -	PEC Utility Agreement provided
Property Owner Coordination	Ongoing -	Easement Docs submitted to all owners

Budget:

Total CIP Project Budget: \$ **7,208,254**

Funding Sources	Cash Funded		\$	-
	Debt		\$	6,577,140
	3rd Party Contributions		\$	631,114
	TOTAL		\$	7,208,254
	Appropriated	Estimated	Spent to Date	
Project Vetting	\$ -	\$ -	\$ -	
Design	\$ 808,254	\$ 897,458	\$ 712,439	
Construction	\$ 6,300,000	\$ 5,060,204	\$ -	
Project Mgmt	\$ 100,000	\$ 160,000	\$ 52,637	
ROW/ Utility	\$ -	\$ 860,000	\$ 12,249	

Timeline:



Project Status:

Minor Disruption

100% Plans have been submitted.

A draft encroachment agreement from GBRA is under review with staff and will need to be in place prior to construction. Two PEC utility service agreements have been submitted to the City and is under review. An easement will be required for the northern curve which has been provided and is under review and to share with the City of Boerne.

Drainage easement acquisition documents have been provided to 3 of the 4 property owners for their review and consideration on August 6, 2026. Staff met with one property owner on Sept 16 to walk the proposed easement locations and to discuss the project.

Items to Address:

Critical Path Item: Easement Acquisition in progress.

Critical Path Item: PEC Utility service agreements must be signed and in place prior to the ordering of materials. Materials are currently one year out. Cost breakdown for costs was requested and staff is awaiting their response.

Project History

2/14/2025 - Work Authorization executed for the design of Ammann Road for \$662,062.50. Once design is complete, a work authorization for bid and construction phase services will need to be authorized for \$88,555

10/1/2025 - Addendum #1 fully executed for \$49,985. This addendum includes a presentation for LWC alternatives, 2 open houses, inclusion of Post Oak Development analyses and supplementary survey work. Updated design cost: \$712,047.50

12/15/2025 - 90% design was submitted to the City. OPCC is \$5,987,583.52. This includes a 10% contingency.

3/19/2026 - Addendum #2 fully executed for \$15,480. This includes easement acquisition exhibits and appraisal services for Red Dog Ventures. Updated design cost: \$727,527.50

3/19/2026 - Reimbursement Agreement with GBRA authorized for the design and relocation of a part of GBRA's existing watermain that is in conflict with the Southern Curve. Estimated Cost: 860,000

5/1/2026 - Addendum #3 fully executed for \$49,970. This includes design services for the Northern Curve. Updated design cost: \$777,497.50

5/1/2026 - Addendum #4 fully executed for \$31,405. This includes easement acquisition exhibits for up to 7 parcels along Ammann Road. Updated design cost: \$808,902.50

6/1/2026 - 95% Plans for the Northern Curve have been provided. OPCC for the Northern Curve is \$71,298,20. Kendall County to cost share 50/50.

9/8/2026 - 100% Plans have been provided. OPCC, including the softening of the Northern Curve is \$5,060,204

Project Status Report

Project: Rolling Acres Reconstruction

Project Manager: Kelsey Delgado

Consultant: Ardurra, Inc

Contractor: N/A

Upcoming Milestones:

Project Overview:

This project is needed to keep the corridor from additional deterioration. This project includes a total reconstruction of a portion of the roadway, HMAC overlay to the remainder and improvements to one low water crossing. Design options will be presented to City Council for their consideration.

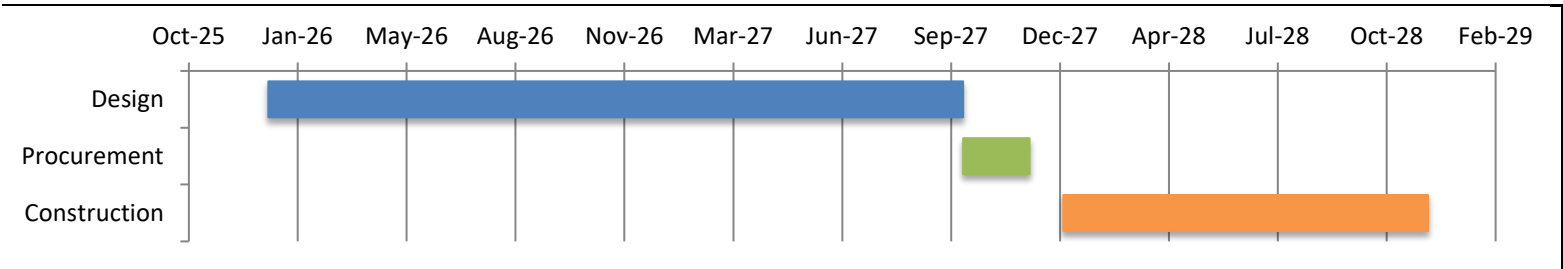
Design		
Milestone	Date	Notes
30% Design	2/1/26 - 8/31/26	Update PER provided and is under review
City Council Workshop	10/1/26 - 10/1/26	Scheduled Oct. 1, 2026
90% Design	10/1/26 - 1/1/27	Future
100% Design	1/1/27 - 10/1/27	Future
Utility Coordination	Pending -	Future, if needed based on design

Budget:

Total CIP Project Budget: \$ **3,150,000**

Funding Sources	TOTAL		
	Appropriated	Estimated	Spent to Date
Cash Funded	\$	-	
Debt	\$	3,150,000	
3rd Party Contributions	\$	-	
TOTAL	\$	3,150,000	
Project Vetting	\$	-	\$ -
Design	\$ 300,000	\$ 490,767	\$ 148,249
Construction	\$ -	\$ 2,552,000	\$ -
Project Mgmt	\$ 15,000	\$ 150,000	\$ 8,733
ROW/ Utility	\$ -	\$ -	\$ -
TOTAL	\$ 315,000	\$ 3,192,767	\$ 156,982

Timeline:



Project Status:

On Track

Final draft of the 30% Preliminary Engineering Report (PER) has been provided and reviewed. Staff and the consultant plan to hold a workshop with City Council to discuss the possible options for the pavement design and the low water crossing at the October 1st meeting.

Staff has been communicating with the upstream property owner on potential impacts to their property, pending design options. A letter was sent to the downstream property owner to request a meeting to begin communications as well. Staff is awaiting a response.

Items to Address:

Future Consideration: Coordination is required with the Ammann Road Reconstruction project to ensure traffic control plans align.

Project History

1/3/2026 - Work Authorization was issued for Ardurra, Inc to begin design. Design Cost: \$490,767

August 2026 - Coordination with adjacent property owners is underway. Onsite meeting held with upstream owner and a letter requesting a meeting was sent to the downstream owner.

08/22/2026 - Final draft of the 30% PER has been submitted. A worksop to City Council to review LWC options is scheduled on October 1st. OPCC, including reccomended LWC alternative is \$2,552,000

Project Status Report

Project: Chartwell #35

Project Manager: Lee Muniz

Consultant: Lochner Engineering

Contractor: Salas

Upcoming Milestones:

Project Overview:

This drainage channel through the Chartwell subdivision experiences erosive velocities during storm events. It is one of the few drainage easements in the city where plat notes indicate the maintenance responsibility is shared between property owner and the City.

Procurement

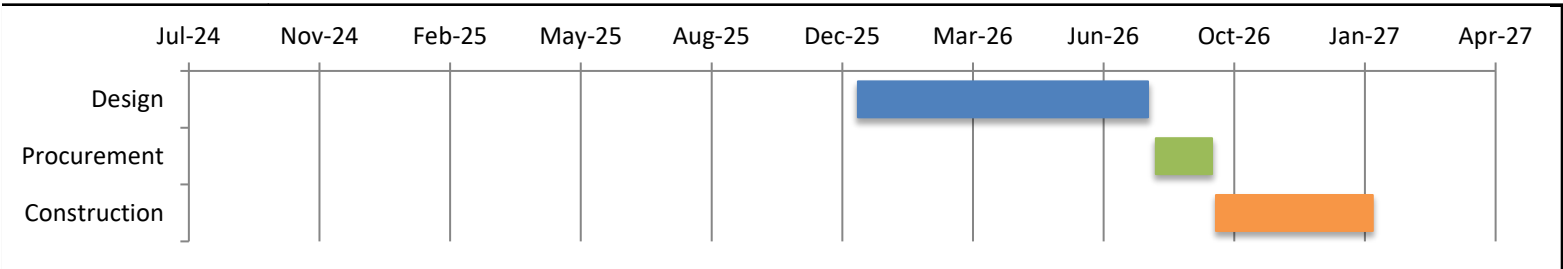
Milestone	Date	Notes
Final Plan Acceptance	6/19/26 - 7/31/26	Plans accepted
Project Bid	8/6/26 - 8/27/26	12 bids were received
Select Contractor	8/27/26 - 9/4/26	Salas Service Group was selected
Project Award	9/4/26 - 9/17/26	Set to go to City Council on 9/17
Contract Execution	9/17/26 - 9/24/26	Expected after Council Approval

Budget:

Total CIP Project Budget: \$ **272,829**

Funding Sources	Cash Funded	\$	272,829
	Debt	\$	-
	3rd Party Contributions	\$	-
	TOTAL	\$	272,829
Project Vetting	Appropriated	Estimated	Spent to Date
	\$ -	\$ -	\$ -
	Design	\$ 64,829	\$ 39,992
	Construction	\$ 208,000	\$ 145,750
	Project Mgmt	\$ -	\$ 12,380
	ROW/ Utility	\$ -	\$ -
TOTAL		\$	272,829
		\$	198,122
		\$	45,863

Timeline:



Project Status:

On Track

Staff received approximately a dozen bids for the project, with the majority coming in below the estimated construction cost. Staff recommended awarding the construction contract to Salas Service Group for \$145,750.13. The bid award was presented to City Council at the September 17 meeting, and Council approved the award to Salas Service Group. Staff will now proceed with executing the construction contract and coordinating the next steps to begin construction.

Items to Address:

Staff will be coordinating the final signatures for the construction contract and set up a pre-construction meeting to discuss the execution of the project, staging, access, and mobilization.

Project History

1/07/2026 - Staff is coordinating the signature of right of entry agreements with adjacent property owners for survey crew to conduct work.

2/05/2026 - Staff obtained final signature for ROE. Survey Crew were on site on Feb 2 and completed all necessary survey

3/04/2026 - The design consultant is working on developing plan sets for the initial submittal. Staff is expected to receive documents on or before March 30.

04/01/2026 - Staff received 100 percent plans on 3/25 and review of the plan has started. Comments are expected to be delivered to the consultant on 4/2. Once comments have been delivered the consultant will schedule a meeting to discuss comments and expected deliverables.

5/27/2026 - Staff conducted the 100% plans meeting with the consultant on May 7. Staff went over the changes to the plans based on comments and had additional comments and request. The consultant will be working on feedback and will provide finalized plan sets. Staff is also working with the City Attorney to finalize the drainage easement documents. Staff has made multiple attempts to make contact to the citizen regarding the drainage easement on their property, but no response has been made.

6/10/2026 - Staff is currently waiting for final approved plans to go out to Bid for construction. Staff has also made contact with the property owner regarding the drainage easement and confirmed they are in support of the drainage easement. Staff is still waiting for legal to finalized the drainage easement documents for recordation.

07/30/2026 - Staff met with the property owner and obtained signatures for the proposed drainage easement

08/03/2026 - Staff obtained all necessary signatures for recordation through Bexar County which will be handled by City Secretary

08/06/2026 - Staff posted project for Bid and will be posted for three weeks

08/27/2026 - Staff received a dozen bids for the project with majority of the bids coming in below the estimated construction cost.

09/17/2026 - Staff presented a recommendation to select Salas Service Group for \$145,750.13 construction cost. The City Council approved the bid award selection and staff will now start coordination of executing the construction agreement.

Project Status Report

Project: Annual Street Maintenance

Project Manager: Clint Koerperich

Consultant: Legacy

Contractor: Multiple

Upcoming Milestones:

Project Overview:

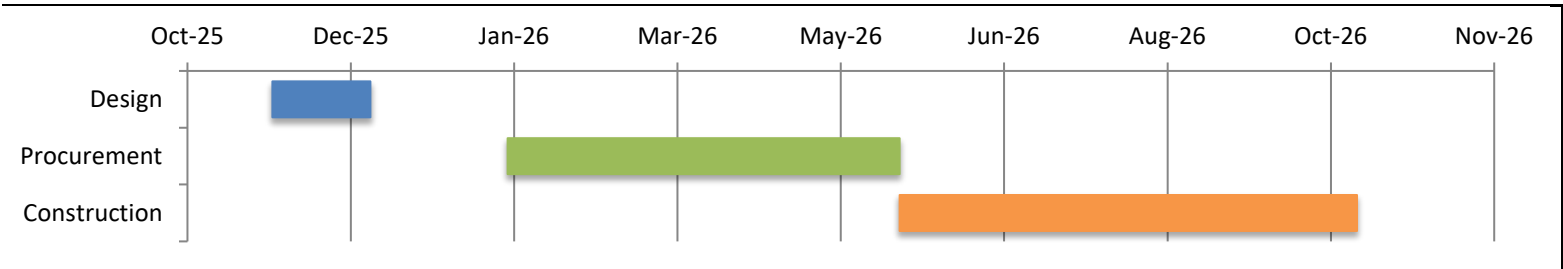
A program comprised of five varying treatments, intended to extend the condition of our City streets. It begins with an annual inspection producing a PCI assisting in the decision making process, guiding us collectively to address current conditions as well as maintain or improve our current conditions.

Construction		
Milestone	Date	Notes
PCI Complete	11/1/25 -	Schedule meeting with LEG
Meet with LEG	11/19/25 -	Meet with LEG to work on ASM plan for 25-26
Final Plan Determined	12/4/25 -	multiple bid let dates
Bids Let	-	projected completion is 9/15/2026
ASMP Started	3/28/26 -	

Budget:

Total Project Budget:		\$ 831,511	
Funding Sources	Cash Funded	\$	770,000
	Debt	\$	-
	3rd Party Contributions	\$	-
	TOTAL	\$	770,000
	Appropriated	Estimated	Spent to Date
Project Vetting	\$ -	\$ -	\$ -
Design	\$ -	\$ -	\$ -
Construction	\$ 831,511	\$ 770,000	\$ 387,039
Project Mgmt	\$ -	\$ -	\$ -
ROW/ Utility	\$ -	\$ -	\$ -
TOTAL	\$ 831,511	\$ 770,000	\$ 387,039

Timeline:



Project Status:

On Track

Crack seal - completed in May

Rejuvenation - completed in July

In house and Contract Fog Seal - completed in September

Striping on Fair Oaks Parkway, Dietz Elkhorn Rd (West), and Keeneland Dr. to start September 23

Micro-surfacing on Noble Lark Dr. and Kalkallo Dr. to occur October 12-13

Items to Address:

Conducted pre-con with Intermountain Slurry Seal (micro-surfacing), work scheduled for October 12-13. Lane closure on Noble Lark Dr. and Kalkallo Dr. required, advance notice to be published once TCP finalized.

Planning for FY 2026-27 Annual Street Maintenance Plan to start in November.

Project History

FY 2026 Annual Street Maintenance Program (ASMP) – Project History

Project Development

November 1, 2025 – Pavement Condition Index (PCI) assessment completed and meeting scheduled with Legacy Engineering Group (LEG) to begin development of the FY 2025–2026 Asphalt Surface Maintenance Program.

November 19, 2025 – Met with Legacy Engineering Group to review PCI data, evaluate roadway conditions, and develop the proposed FY 2025–2026 ASMP.

December 4, 2025 – Final pavement preservation plan completed and approved for implementation. Project scheduled for construction during the 2026 maintenance season.

Procurement

Construction contracts were advertised and awarded through multiple City bid lettings in accordance with the approved procurement schedule.

Construction

May 15, 2026 – Annual Street Maintenance Program construction began.

Projected Completion: October 13, 2026, with all planned pavement preservation treatments anticipated to be complete by that date.