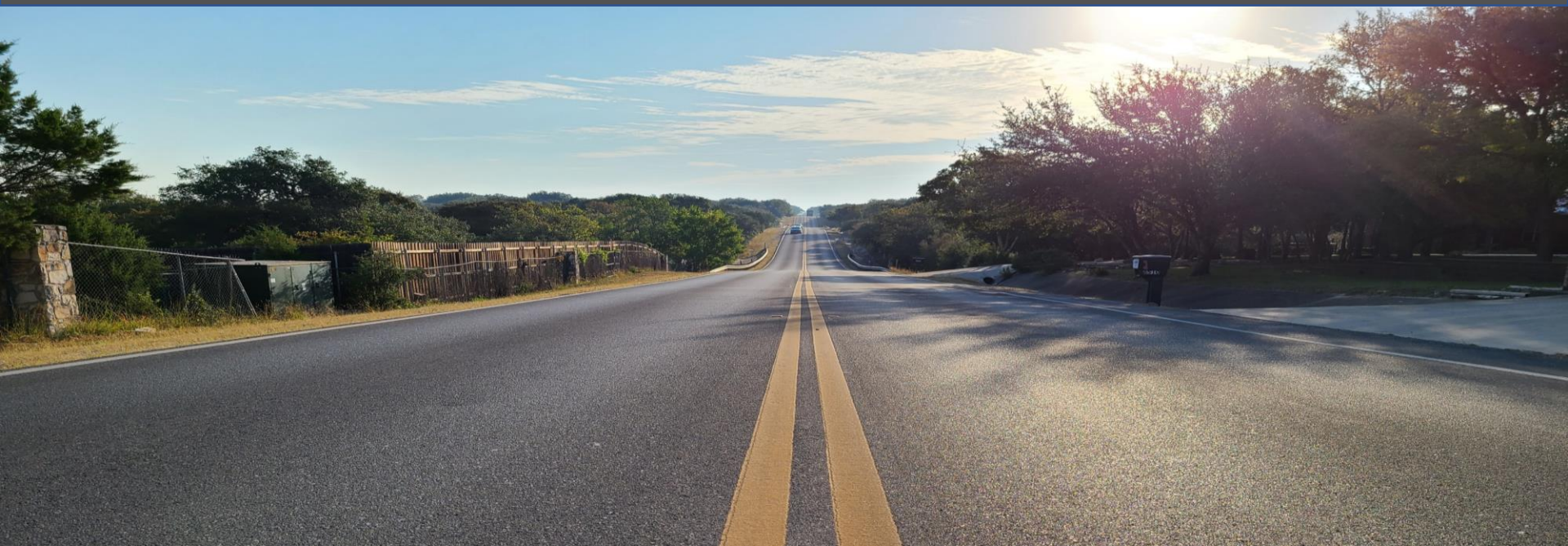




Kendall County Boerne Fair Oaks Ranch Transportation Committee



KEY POINTS

- **Support for a Regional Master Thoroughfare Plan**
- **Continued Development with Increased Traffic**
- **Most Efficient Means is to Address Now**
- **Incorporate Requirements of Fair Oaks Ranch into Overall Regional Plan**





Transportation Requirements

- **Meet the Needs of Community First**
- **Consider Efficient Traffic Movement Second**
- **Retain the Hill Country Characteristic**
- **Strongly Consider Means that Reduce Environmental Impacts**
- **Include Capabilities for Multi-Modal Transportation**





Characteristics of Fair Oaks Ranch

Hill Country Appeal



Semi-Rural Nature



Parks and Trails



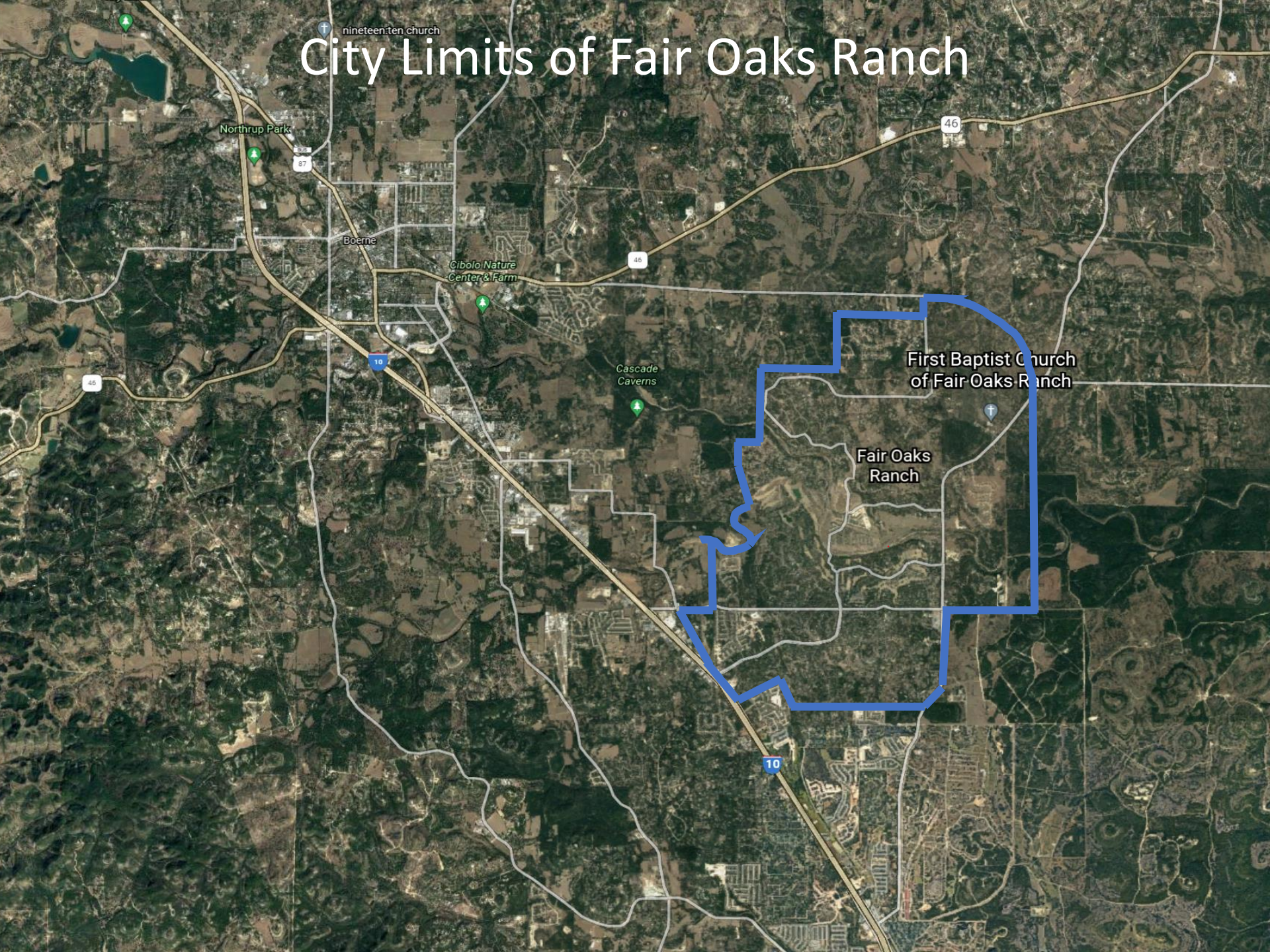
Wildlife



Primarily a Housing Community



City Limits of Fair Oaks Ranch

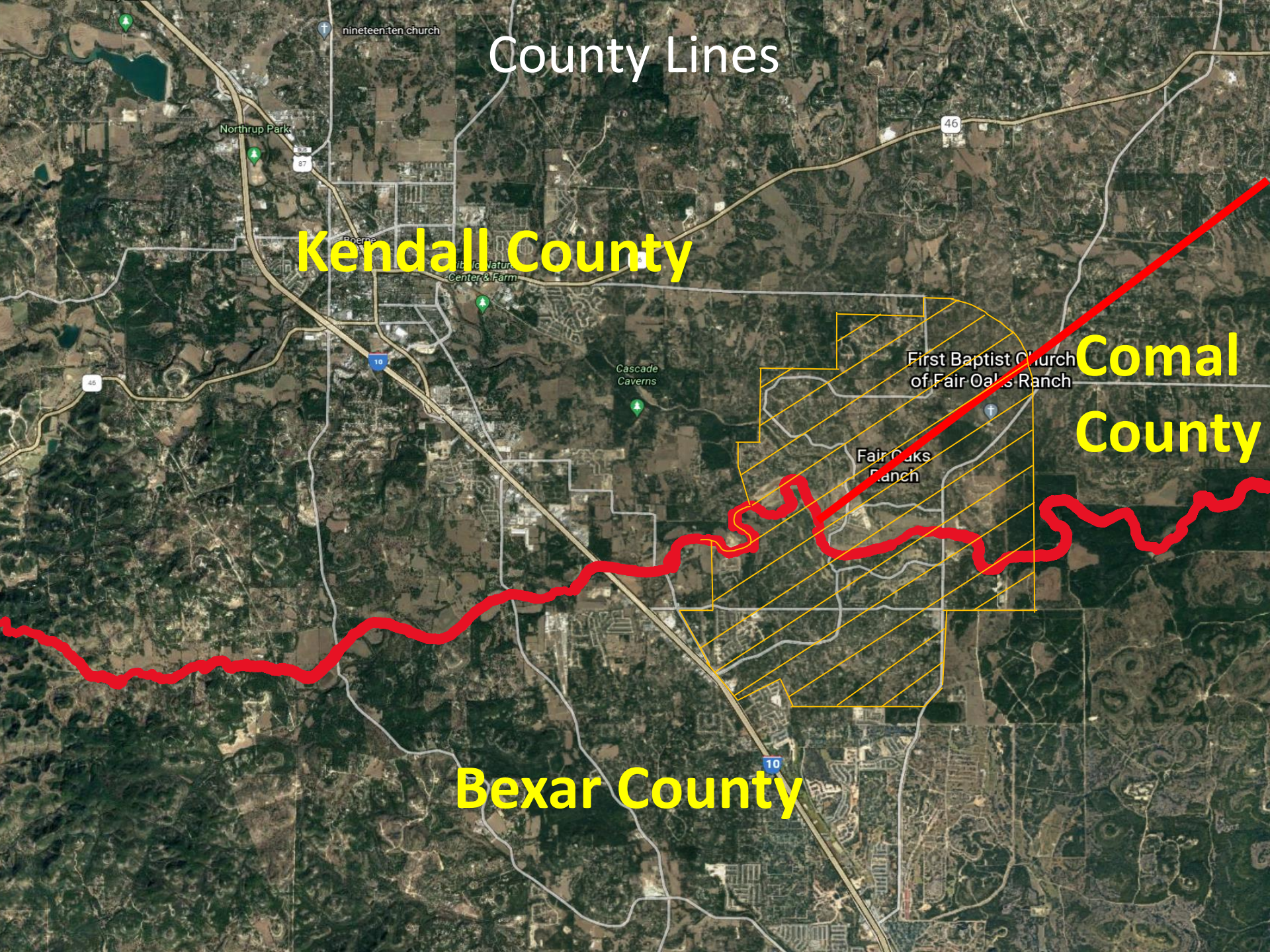


County Lines

Kendall County

Comal
County

Bexar County





Arterial Streets

- **Serve to Connect the Region**
- **Major Movement to Work, Shopping, Recreation**
- **Normally Higher Speed Avenues**
- **Move Heavy Traffic**
- **Arterial Streets Impacting Area**
 - **I-10**
 - **SH-46**
 - **FM-3351**

I-10

nineteen ten church

Northrup Park

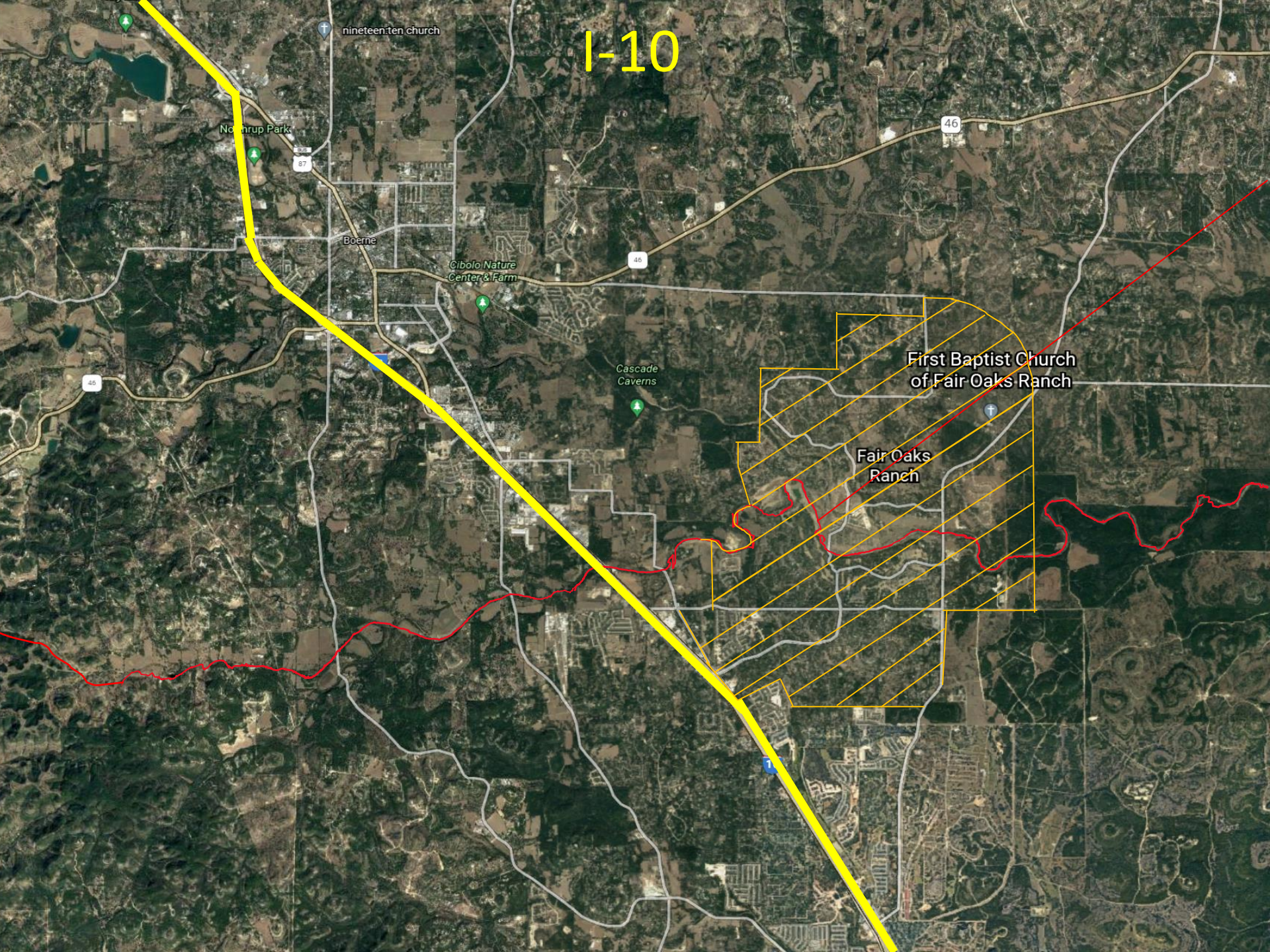
Boerne

Cibola Nature
Center & Farm

Cascade
Caverns

First Baptist Church
of Fair Oaks Ranch

Fair Oaks
Ranch



SH-46

nineteen.ten church

Northrup Park

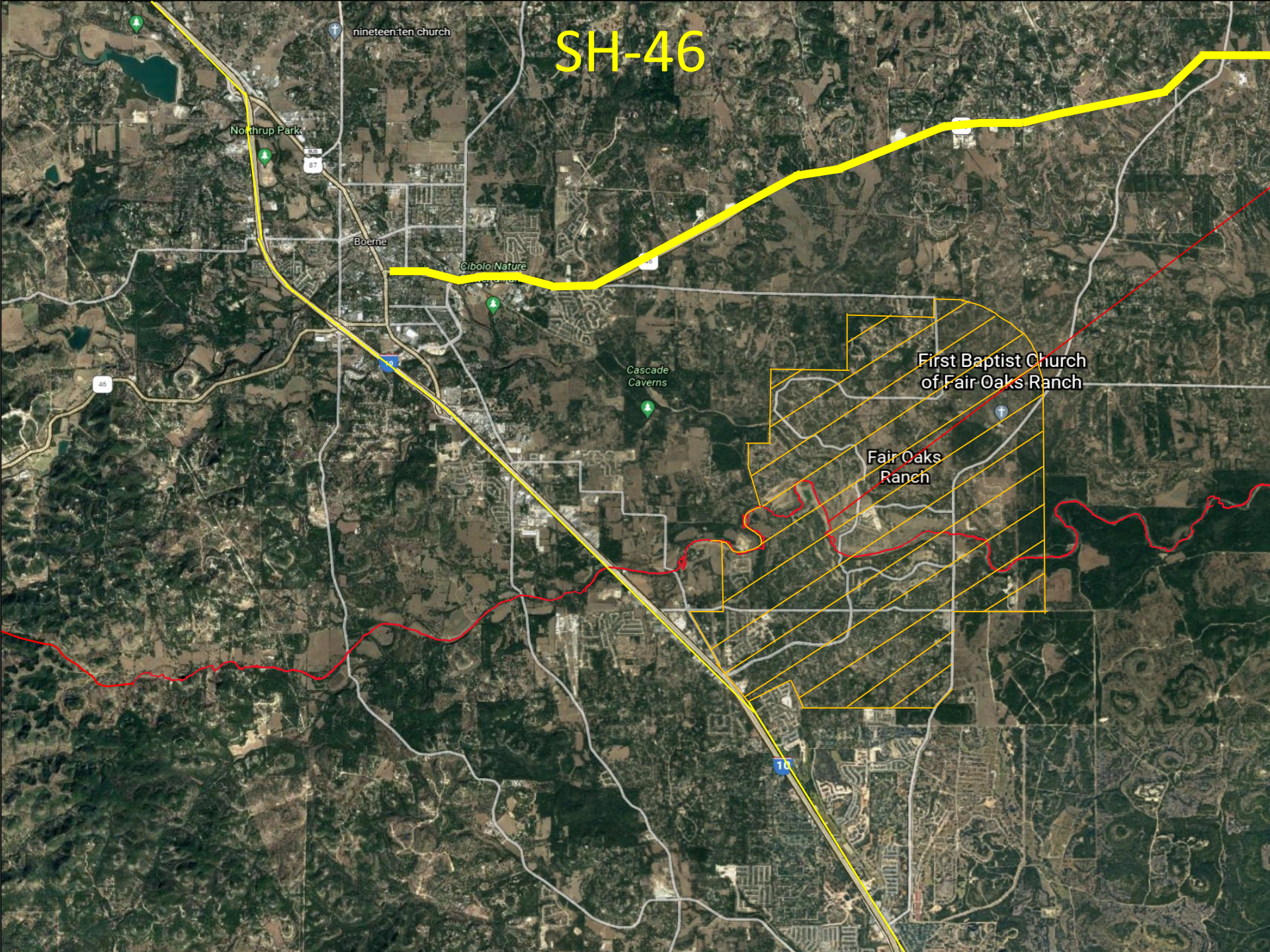
Boerne

Cibola Nature

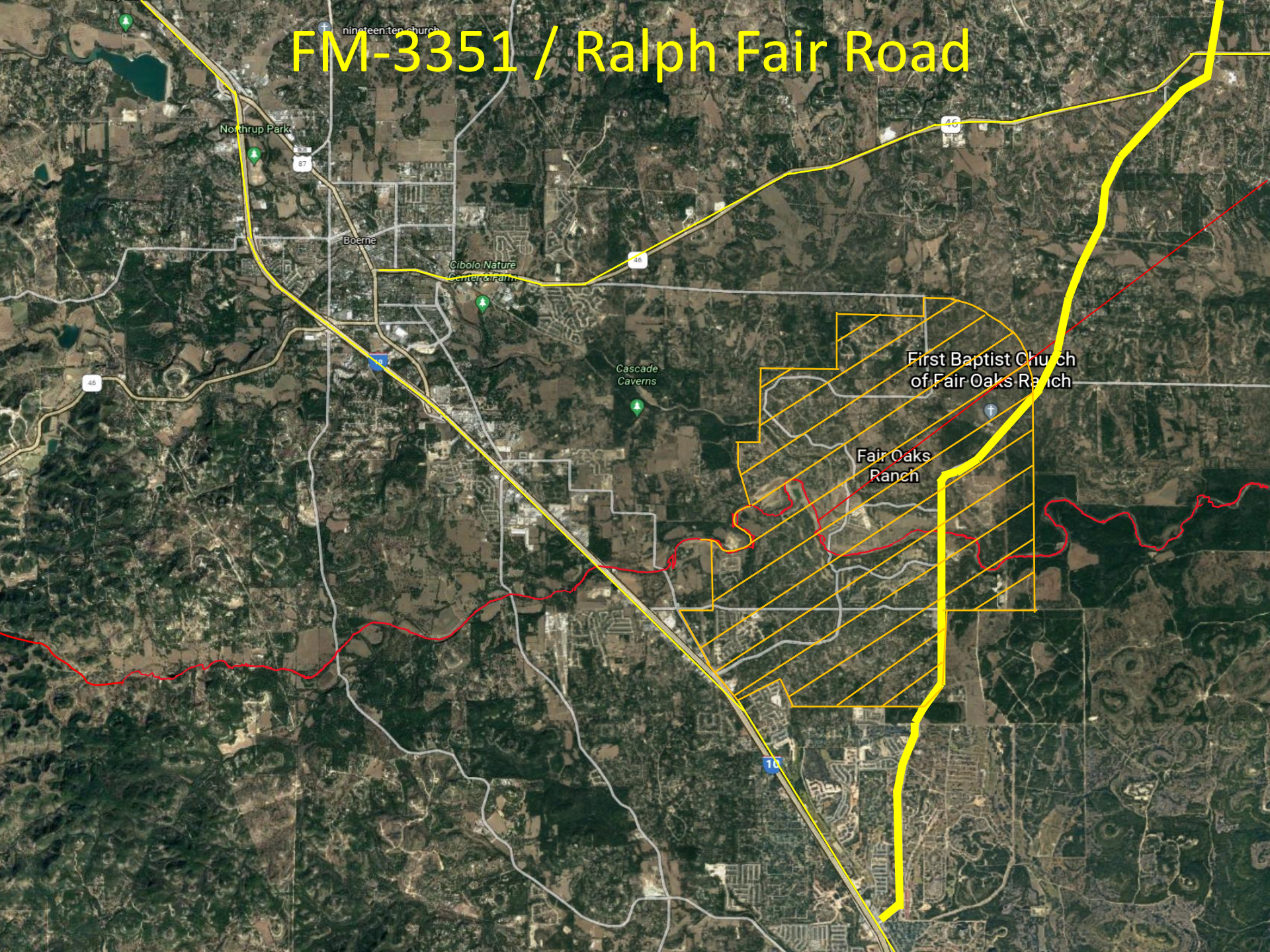
Cascade
Caverns

First Baptist Church
of Fair Oaks Ranch

Fair Oaks
Ranch



FM-3351 / Ralph Fair Road

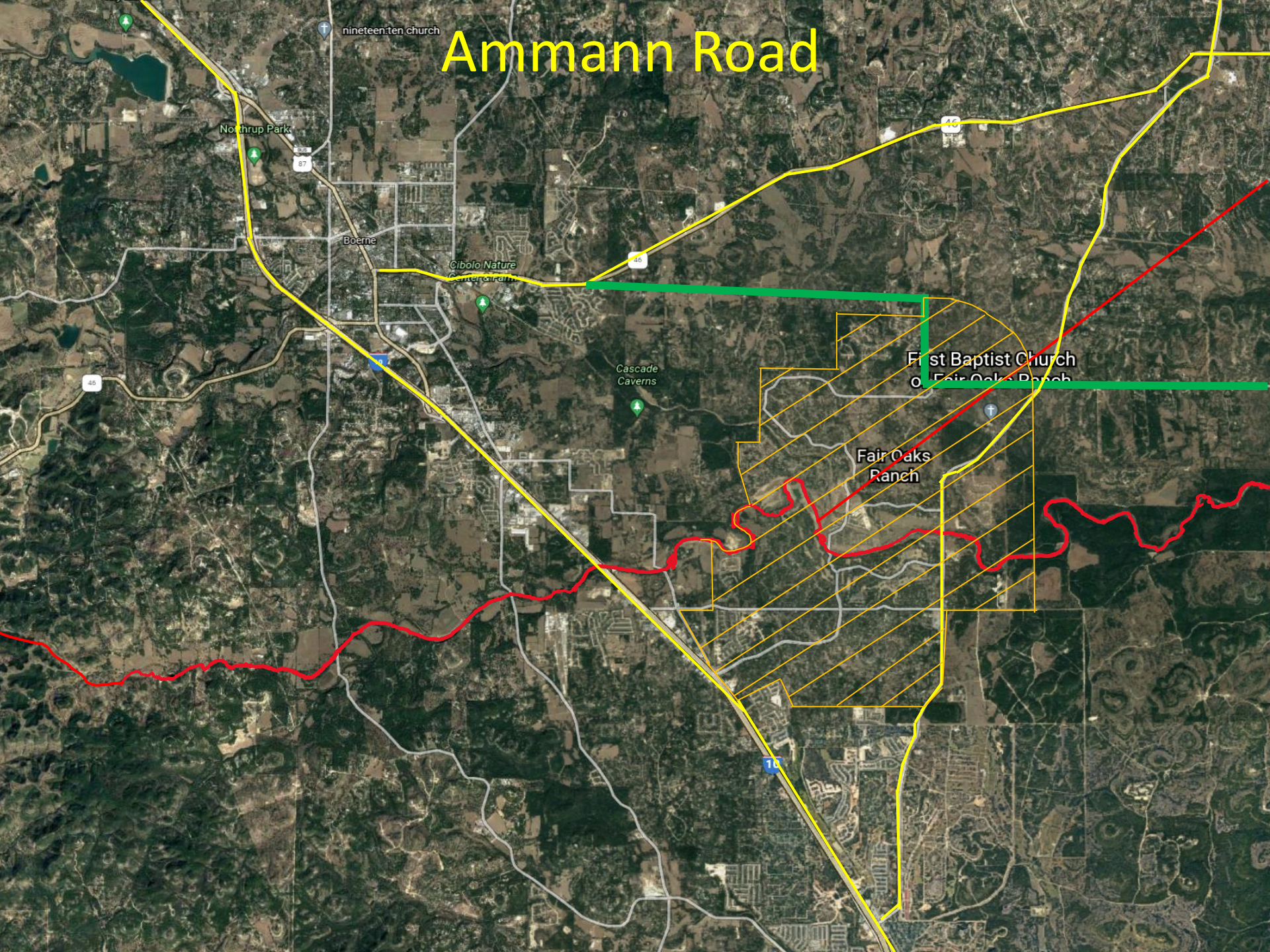




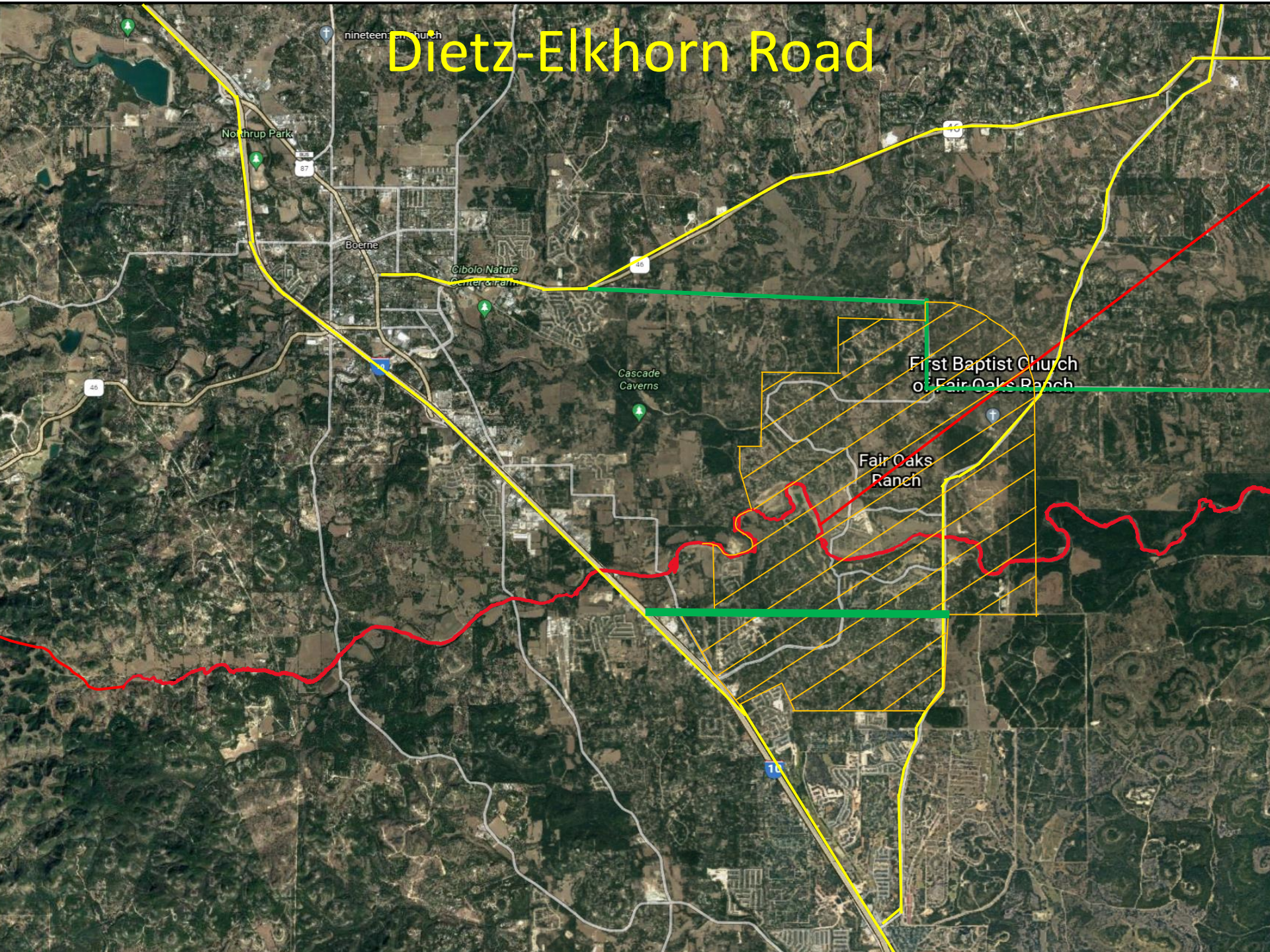
Collector Streets

- **Major Avenues Used to Connect Arterial Streets**
- **Also Connects Neighborhoods to Arterials**
- **Collector Streets Impacting Area**
 - **Ammann Road**
 - **Dietz-Elkhorn Road**
 - **Fair Oaks Parkway**

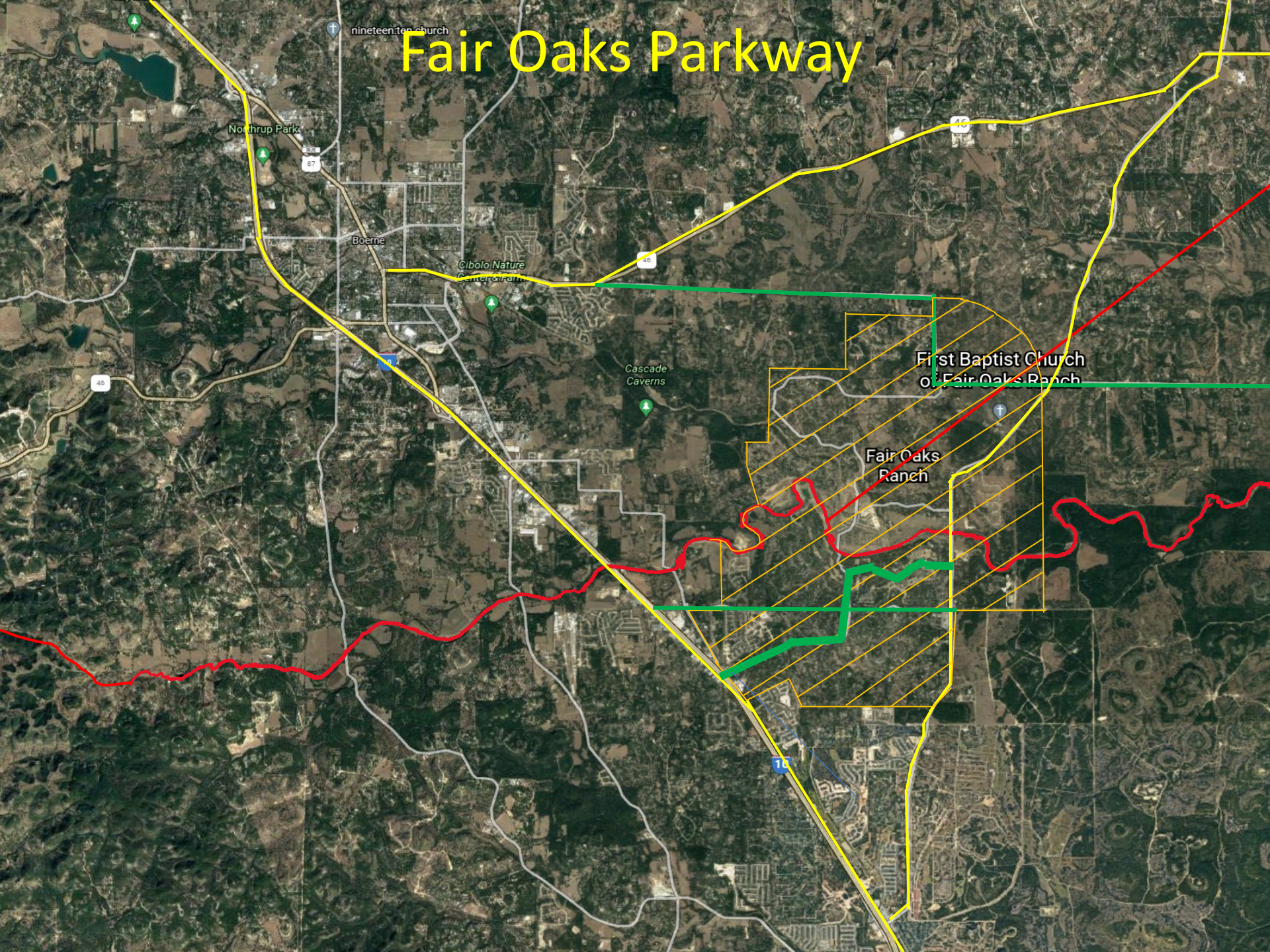
Ammann Road



Dietz-Elkhorn Road



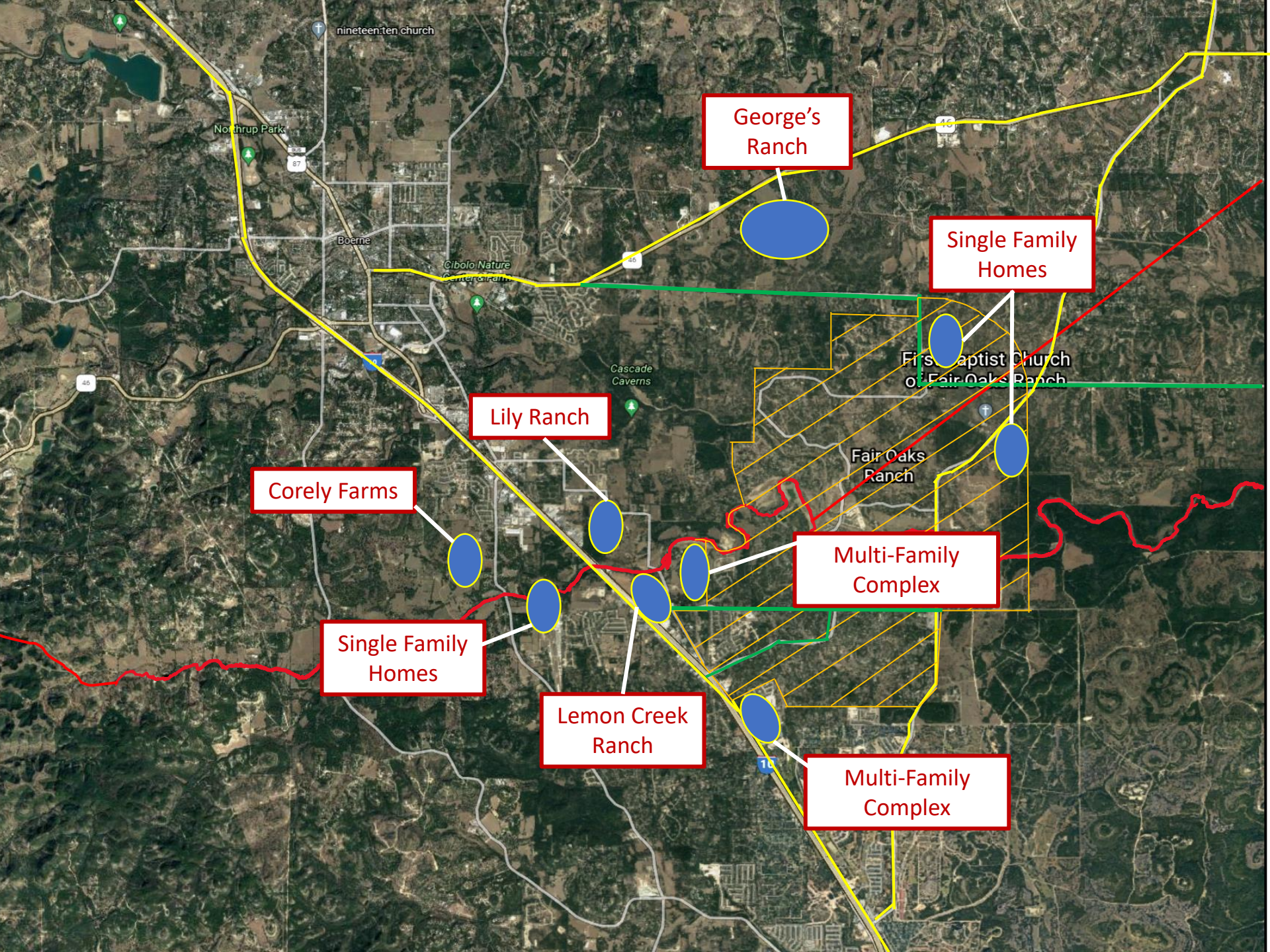
Fair Oaks Parkway





Future Developments

- **The Hill Country is a Highly Desirable Area**
- **Undeveloped Areas Will Continue to Develop (assumption)**
- **Cannot Prohibit Development**
- **New Home Construction up 34% (2019 to 2021) (BISD)**
- **Given Current Building Regulations, Prepare for the Future**
- **Future Development Results in Increased Traffic**
- **Transportation Access is Closely Linked to Quality of Life**
- **Ease of Access**
- **Prepare for Future vs Promote Growth**



George's
Ranch

Single Family
Homes

Lily Ranch

Corely Farms

Single Family
Homes

Lemon Creek
Ranch

Multi-Family
Complex

Multi-Family
Complex

First Baptist Church
of Fair Oaks Ranch

Fair Oaks
Ranch

Northrup Park

Boerne

Cibola Nature
Center

Cascade
Caverns



Lemon Creek Ranch

(Impact On Future Development)





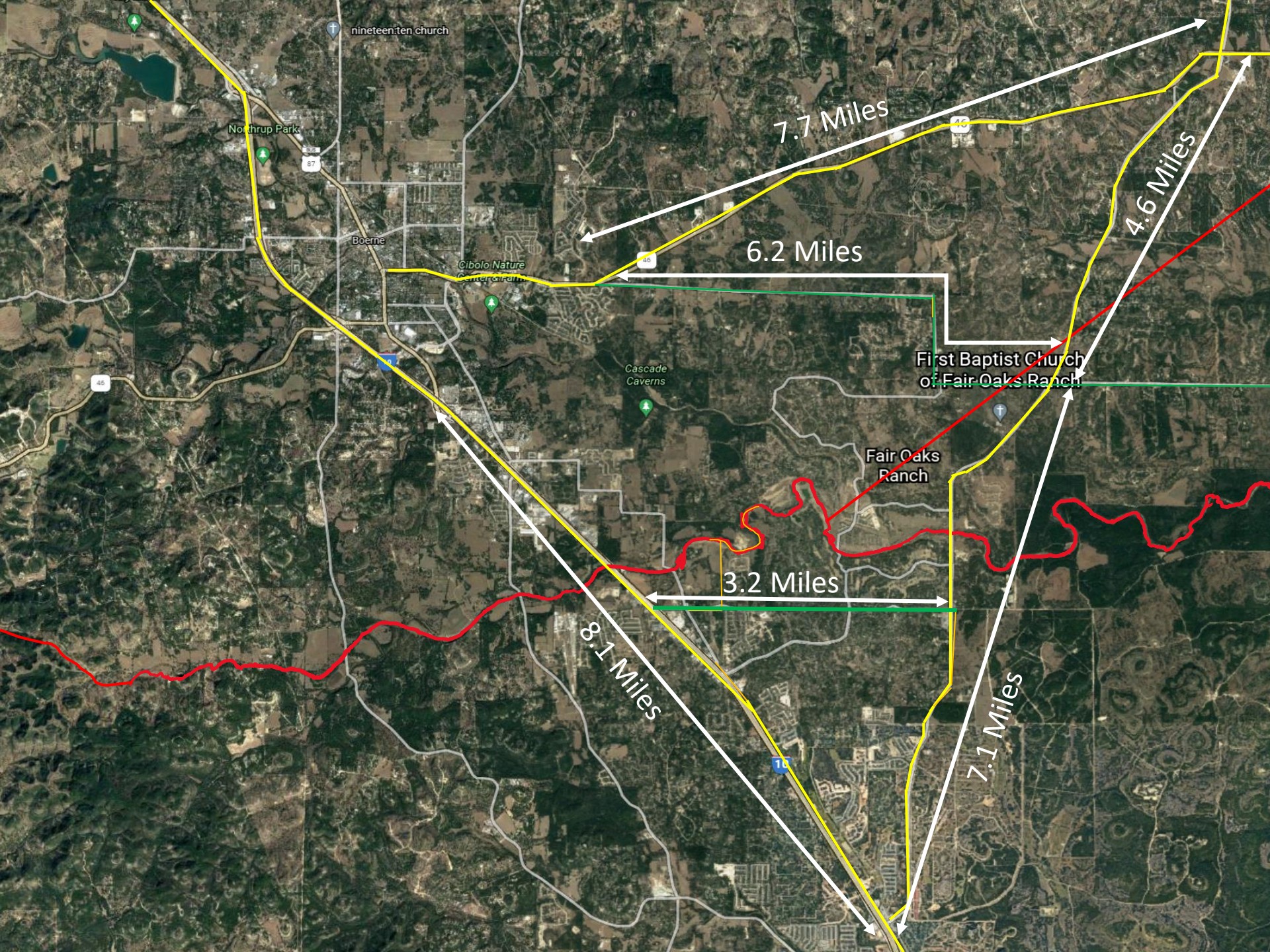
Future Projects

- **FM-3351 / Ralph Fair Road**
- **Ammann Road**
- **Dietz-Elkhorn Road**
- **Collector from Ammann Road to I-10**



FM-3351 / Ralph Fair Road

- **TXDOT has Plans to Expand (10 yrs)**
- **Bridge Over Cibolo Creek (2-3 yrs)**
- **Traffic Already Increasing**
- **Significant Congestion Areas**
 - **Fair Oaks Ranch Elementary School**
 - **Intersection Fm-3351 and I-10**
- **TXDOT Road – Influence Expansion Through Fair Oaks Ranch**
- **Major North-South Corridor?**



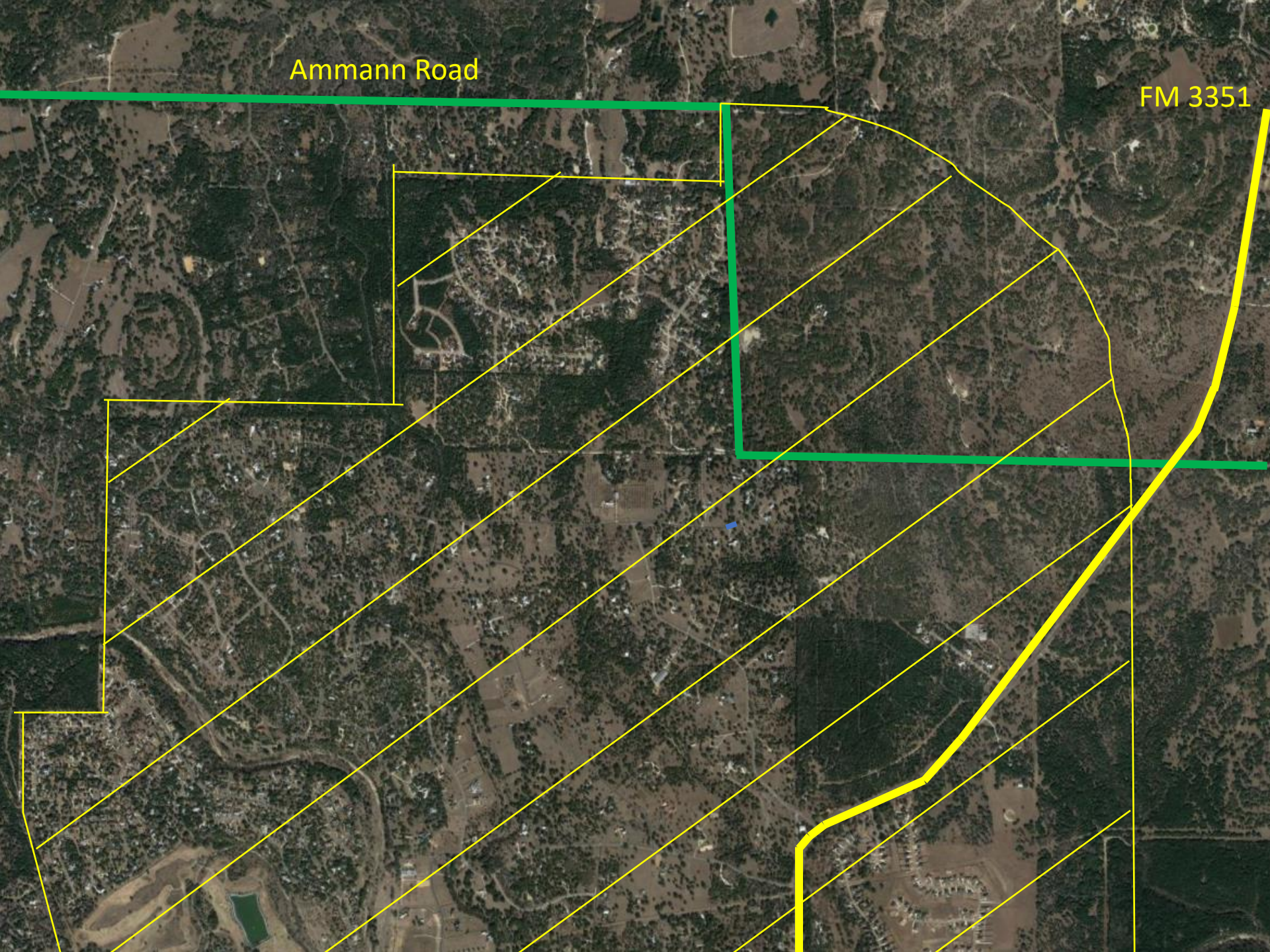


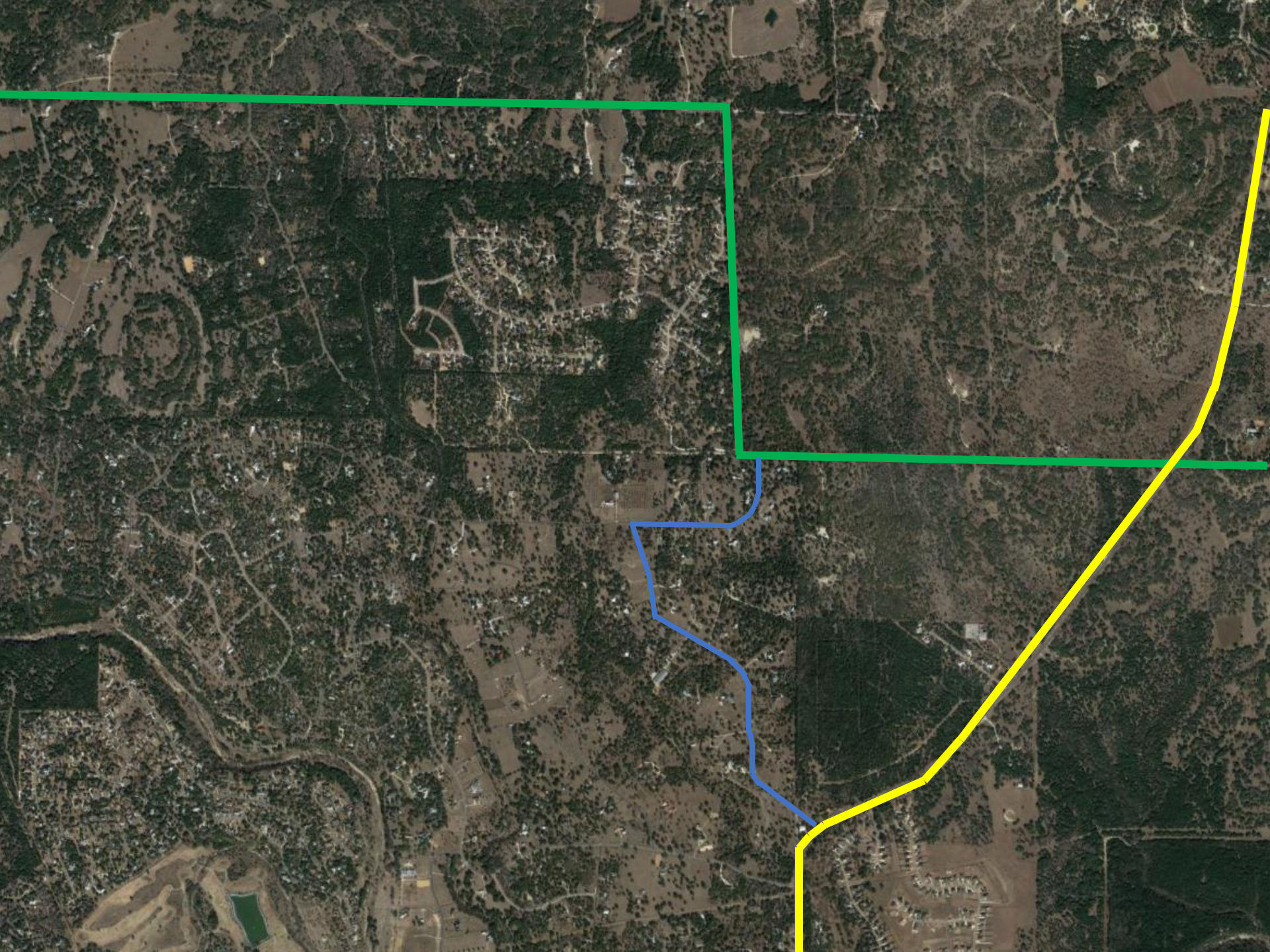
Ammann Road

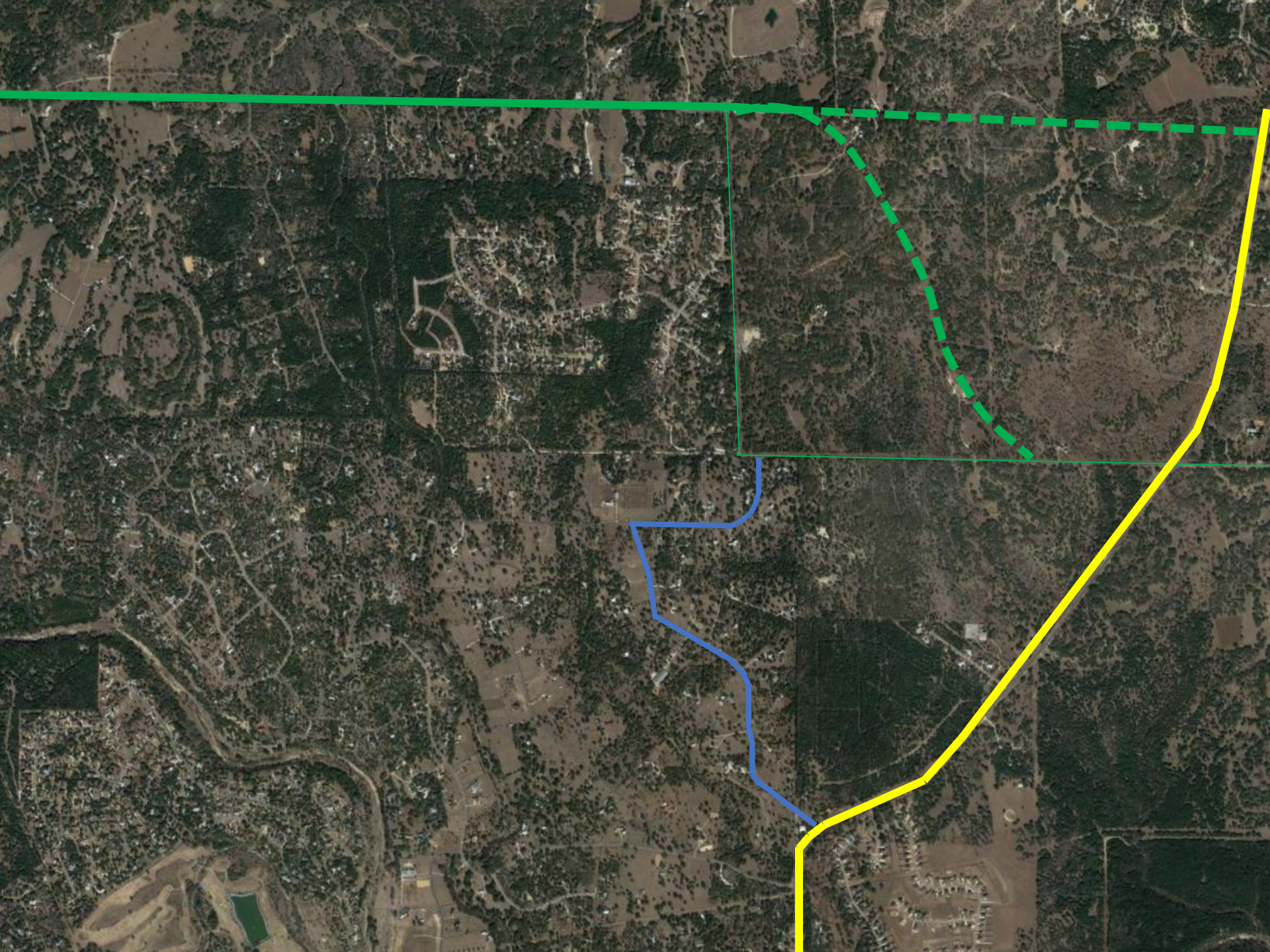
- **From Boerne – Primary Collector to FM-3351 (Not SH-46)**
- **Dangerous Intersection at FM-3351**
- **Sharp 90 Degree Turns Not Appropriate for Anticipated Traffic**
- **Improved East/West Corridor Needed as Area Develops**
- **Cut Through Rolling Acres / Meadow Creek Trail**

Ammann Road

FM 3351









Dietz-Elkhorn Road

- **Neighborhood Street and a Collector Street**
- **Access to Lemon Creek Ranch (HEB)**
- **Connects FM-3351 to I-10**
- **Anticipate Increased Traffic**
- **No Major Plans to Expand**
- **East Portion of Road is In Poor Condition**
- **Congestion at Van Raub Elementary**
- **Looking to Upgrade Road with Multi-Modal Capability**





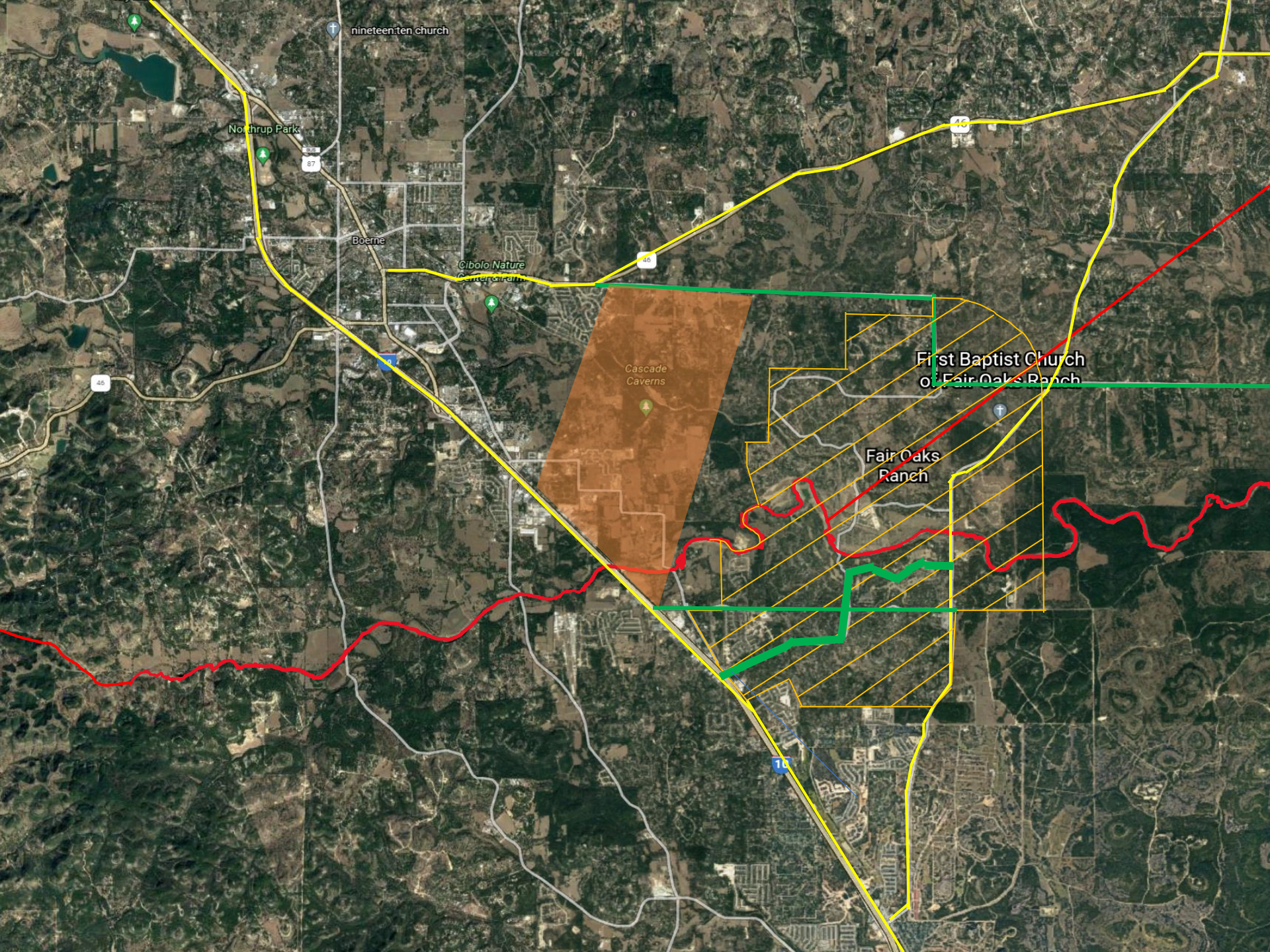
Fair Oaks Parkway

- **Neighborhood Street and a Collector**
- **Connects FM-3351 to I-10**
- **Icon for Fair Oaks Ranch – Example of Natural Character**
- **Do Not Want Increased Traffic**
- **No Plans to Expand**
- **Looking at Ways to Improve Pedestrian Usage and Trail Access**



Collector From Ammann to I-10

- **Continued Development in Area (Assumption)**
- **Establishes a North-South Corridor**
- **Outside City of Fair Oaks Ranch**
- **Exact Location Not Identified**
- **Plan and Prepare Now for Future Local and Regional Demand**
- **Promote Growth vs Preparation for Future Needs**
- **Provides a Relief of Traffic**
- **Reduce Environmental Impacts (More Options Now)**
- **Retain the Hill Country Look**





Conclusion

- **Support Alignment of County and City's MTPs**
- **Compliment the Needs and Requirements of All**
- **Integrate Land Use with Transportation Planning**
- **Retain Hill Country Character**
- **Strongly Consider Means that Reduce Environmental Impacts**
- **Serve the Community Then Efficiently Move Traffic**
- **Planning and Preparing Now Provides More Options**



Questions