

Public Hearing Annexation



June 19, 2025

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Assistant City Manager

Annexation Petition

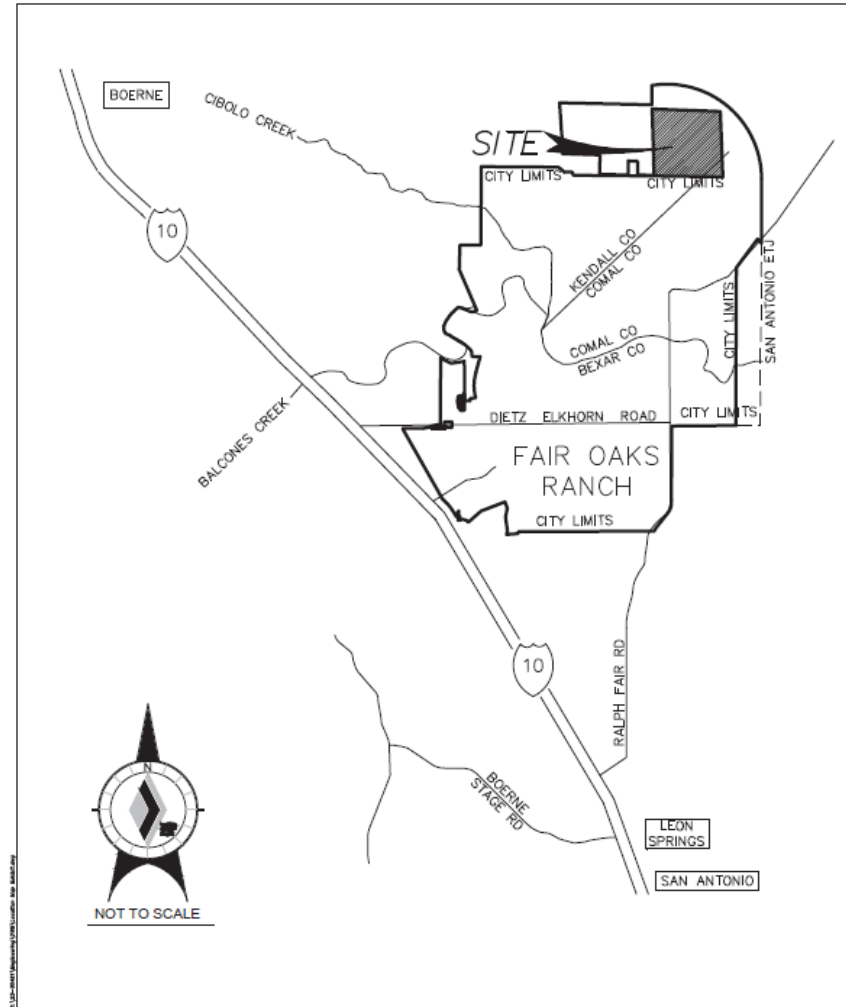


December 12, 2024

Petition from BRMK Boerne Ranch, LLC received for voluntary annexation

- approximately 344.6 acres of undeveloped land
- located in City's ETJ, along Ammann Road to the south and west
- is contiguous to the City's corporate limits
- for residential development - Post Oak Subdivision
 - 278 single family homes on 1-acre lots
- request for Future Land Use Map amendment and Zone designation to Neighborhood Residential

Property Vicinity





Annexation Authority



1. Texas Government Code Chapter 43 Municipal Annexation; Subchapter C-3 Annexation of Area on Request of Owners
 - Provides provisions for voluntary annexation
2. Home Rule Charter Section 2.02
 - Allows City Council to extend and enlarge the city boundaries

C-3 Provisions



1. Sec. 43.067 - City Council must first negotiate and enter into a written agreement with the owners of the land in the area for the provision of services
2. Sec. 43.068 - City Council must hold a public hearing to provide interested persons an opportunity to be heard

Petition Acceptance



May 20, 2025

1. City Council approves Resolution 2025-27
 - accepting the annexation petition
 - authorizing the City Manager to negotiate a written services agreement with the landowner for the extension of municipal services
 - setting a public hearing for June 19



Services Agreement

1. Negotiated services agreement must include
 - description of each service *to be provided* on the effective date of the annexation
 - a schedule that includes the period within which the City will provide each service that is *not provided* on the effective date of the annexation
2. City Council will consider and act on the negotiated services agreement at tonight's meeting after the public hearing and if approved, will be signed prior to 2nd reading of annexation ordinance on July 3.

Public Hearing Requirements



1. All persons interested in the annexation must have the opportunity to be heard
2. Notices of the hearing must be posted on the City's website, published in a newspaper in the general circulation of the City, and mailed to each school district in the area, and to each public entity that is located in or provides services to the area proposed for annexation
 - must be mailed and published at least on or after the 20th day but before the 10th day before the date of the hearing; and
 - posted on the City's website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing

Public Hearing Requirements, Cont'd



3. The City's Unified Development Code provides a posted sign of the proposed annexation public hearing must be placed on the subject property not less than 15 days prior to the public hearing

All public notification requirements were performed in accordance with state statute and the City's Unified Development Code

Next Steps



June 19 -

- City Council acts on services agreement and authorizes City Manager to execute
- City Council acts on first reading of Annexation ordinance

July 3 - City Council acts on final reading of annexation ordinance

August 14 - Planning and Zoning Commission holds public hearing on Future Land Use Map amendment and Zone Designation ordinances and makes recommendation to the City Council

August 21 -

- City Council holds public hearing on Future Land Use Map amendment and Zone Designation ordinances
- City Council acts on the first readings of ordinances.

September 4 -

- City Council acts on final readings of ordinances.