



CITY COUNCIL PUBLIC HEARING

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Public Hearing on the extension of the Fair Oaks Ranch city limits by annexation of a +/- 346 acre tract of land within Comal and Kendall County, Texas generally located south and west of Ammann Road and east of the Stone Creek Ranch subdivision

DATE: June 19, 2025

DEPARTMENT: Administration

PRESENTED BY: Carole Vanzant, CPM, Assistant City Manager

INTRODUCTION/BACKGROUND:

Texas Local Government Code ("LGC") Chapter 43 Municipal Annexation; Subchapter C-3 Annexation of Area on Request of Owners authorizes the City of Fair Oaks Ranch, a Home-Rule city, the annexation of territory, subject to the laws of this state. Section 2.02 of the Fair Oaks Ranch City Charter authorizes the City Council to annex territory to extend and enlarge the city boundaries.

On December 12, 2024, the City of Fair Oaks Ranch received a voluntary annexation petition from BRMK Boerne Ranch, LLC. The petition requests the annexation of approximately 344.6 acres of undeveloped land ("Property") located within the City's extraterritorial jurisdiction. The Property is situated along Ammann Road to the south and west. Staff reviewed the petition and deemed it complete. This voluntary annexation petition is for a residential development to be known as Post Oak Subdivision. A concept of the development can be found in the attached ordinance under **Exhibit A** found in the Consideration/Discussion section of this meeting's agenda or in the attached presentation.

On May 20, 2025, the City Council adopted a resolution accepting the annexation petition, authorizing the City Manager to negotiate a written services agreement for the provision of municipal services, and setting a public hearing for June 19, 2025.

Section 43.0672 of Subchapter C-3 states a city that considers annexing an area under this subchapter must first negotiate and enter into a written agreement with the landowners in the area for the provision of services in the area. After the public hearing, the City Council will consider a resolution approving a services agreement. The proposed resolution can be found in the Consideration/Discussion section of this meeting's agenda.

In accordance with state statute, the requirements for holding a public hearing are as follows:

1. Before the City may adopt an ordinance to annex an area under Subchapter C-3, the City Council must conduct one public hearing.

2. During the public hearing, the City Council:
 - a. must provide persons interested in the annexation with the opportunity to be heard; and
 - b. may adopt an ordinance annexing the area.
3. The City must post notice of the hearing on the City's website, publish notice of the hearing in a newspaper in the of general circulation in the City, and mail a notice of the hearing 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. The notices must be:
 - a. mailed and published at least on or after the 20th day but before the 10th day before the date of the hearing; and
 - b. 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.

Additionally, in accordance with the City's Unified Development Code Section 3.6 (5), a posted sign of the proposed annexation public hearing was placed on the subject property not less than 15 days prior to the public hearing date. All notification steps were performed in accordance with state statute and the City's Unified Development Code.

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

June 19 – The City Council considers and acts on a resolution approving a services agreement for the provisions of city services for the Property and authorizes the City Manager to execute said with the land owner.

June 19 – The City Council considers and acts on a first reading of ordinance extending the Fair Oaks Ranch city limits by the annexation of approximately 346 acres of land within Comal and Kendall County, Texas.

July 3 – The City Council considers and acts on a second reading of an ordinance extending the Fair Oaks Ranch city limits by the annexation of approximately 346 acres of land within Comal and Kendall County, Texas.

August – The Planning and Zoning Commission will hold a public hearing on Future Land Use Map amendment and Zone Designation ordinances and make a recommendation to the City Council.

August/September – The City Council will hold a public hearing on Future Land Use Map amendment and Zone Designation ordinances and consider and acts on the first and second readings of said ordinances.