

AN ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, DESIGNATING THE ZONING DISTRICT FOR APPROXIMATELY 2.923 ACRES LOCATED IN THE SOUTHERN PORTION OF 329 AMMANN ROAD, KENDALL COUNTY, TEXAS, AS COMMUNITY FACILITIES (CF); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on September 4, 2025, the City Council approved the annexation of approximately 2.923 acres located in the southern portion of 329 Ammann Road, thereby extending the city limits and requiring designation of a zoning district; and

WHEREAS, the property owner and applicant, the City of Fair Oaks Ranch, has requested to zone the subject property as Community Facilities in alignment with the Future Land Use Map (FLUM) amendment; and

WHEREAS, the Community Facilities zoning district is intended for uses as governmental, religious, educational, health care, social service, and special facilities; and

WHEREAS, on October 9, 2025, the Planning and Zoning Commission conducted a public hearing on the proposed zoning designation and recommended approval to City Council; and

WHEREAS, on November 6, 2025, the City Council conducted a public hearing on the proposed zoning designation; and

WHEREAS, after considering testimony, evidence, and the recommendation of the Planning and Zoning Commission, the City Council finds it appropriate to approve the proposed zoning designation as Community Facilities, thereby promoting the health, safety, and general welfare of City residents and protecting the use and enjoyment of property throughout the City.

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

Section 1. The Property located in the southern portion of 329 Ammann Road and as described in the attached **Exhibit A** is hereby zoned as Community Facilities.

Section 2. The Official Zoning Map of the City of Fair Oaks Ranch shall be revised to reflect the Amendment.

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 ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

- Section 5.** That it is officially found, determined, and declared that the meeting at which this ordinance 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 ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 6.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.
- Section 7.** If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.
- Section 8.** All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.
- Section 9.** This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 10.** This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 6th day of November 2025.

PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on reading this 20th day of November 2025.

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, TRMC
City Secretary

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