



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 2.923 tract of land located at 329 Ammann Road, Kendall County, Texas

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

Texas Local Government Code 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, to annex 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 April 3, the City Council approved a resolution authorizing the purchase of the 2.923-acre tract from the City of Boerne, and the City completed the purchase of the tract of land on Jun 16.

The applicant and property owner, the City of Fair Oaks Ranch, Texas, proposes to institute voluntary annexation proceedings to expand the city's boundary limits and develop an elevated storage tank (EST) on the subject property.

The subject property is located within the City's extraterritorial jurisdiction and further described by metes and bounds in **Exhibit A**.

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 (completed on August 4, 2025), publish notice of the hearing in a newspaper in the of general circulation in the City (completed on August 3, 2025), 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 (completed on July 31, 2025). 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 regarding the proposed annexation public hearing was placed on the subject property on August 4, 2025, which met the not less than 15 days prior to the public hearing date. All notification steps were performed in accordance with state statutes and the City's Unified Development Code.

PUBLIC HEARING:

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

NEXT STEPS:

Following the City Council public hearing on the annexation, the next steps are:

- August 21, 2025 – The City Council considers and takes possible action on the first reading of an annexation ordinance.
- September 4, 2025 – The City Council considers and takes possible action on the second reading of an annexation ordinance.
- October 9, 2025 – The Planning and Zoning Commission (P&Z) holds a public hearing on a Future Land Use Map amendment and Zoning designation and makes a recommendation to the City Council.
- November 6, 2025 – The City Council holds a public hearing on the Future Land Use Map amendment and Zoning designation and considers and takes possible action on the first reading of the FLUM and Zone ordinances.
- November 20, 2025 – The City Council considers and takes possible action on the second reading of the Future Land Use Map amendment and Zoning designation ordinances.