



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving the first reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas providing for the extension of the Fair Oaks Ranch city limits by the annexation of a +/- 2.923-acre tract of land located at 329 Ammann Road, Kendall County, Texas; and providing for an effective date

DATE: August 21, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

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, 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.

As property owner, the City of Fair Oaks Ranch (City) is requesting to annex approximately 2.923 acres of undeveloped land ("Property") located within the City's extraterritorial jurisdiction. The Property is generally situated on the south portion of 329 Ammann Road. This voluntary annexation on City property is for the construction of an elevated storage tank on city property, and in accordance with Chapter 43 of the LGC, a petition is not required for annexation serving municipal purposes.

All notification requirements for the public hearing were performed in accordance with LGC Chapter 43, Subchapters C and Z and the City's Unified Development Code Section 3.6. The City posted the notice of the hearing on the City's website on August 4, 2025, published notice of the hearing in a newspaper in the of general circulation in the City on August 3, 2025, and mailed 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 on July 31, 2025. The notices were:

- 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, on August 4, 2025, a posted sign regarding the public hearing was placed on the subject property, meeting the requirement of at least 15 days prior to the public hearing date.

In accordance with LGC Section 43.0672, service agreements are not required. After the City Council's approval of the final reading of the annexation ordinance on September 4, 2025, the next steps include:

- 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.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Complies with Texas Local Government Code Chapter 43 Municipal Annexation, Subchapter C-3 Annexation of Area on Request by Owners, Section 43.0671-43.0673 and Subchapter Z Miscellaneous Provisions, Sections 43.905 and 43.9051.
2. Complies with the authority provided to City Council in Section 2.02 of the Fair Oaks Ranch City Charter in extending the City's boundary.
3. Complies with the City's Unified Development Code, Chapter 3 Applications and Permits
4. Supports Priority 2.1 Manage the Physical Development of the City in accordance with the Comprehensive Plan and Priority 2.2 Implement and Update Infrastructure Master Plans of the Strategic Action Plan.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Approved as to form by City Attorney.

RECOMMENDATION/PROPOSED MOTION:

I move to approve the first reading of an ordinance providing for the extension of Fair Oaks Ranch city limits by the annexation of approximately 2.923-acres of land located at 329 Ammann Road, Kendall County, Texas; and providing for an effective date.