



# Agenda Item Report

**Legislative Board:** City Council  
**Date:** October 21, 2025  
**Contact:** Will Parrish  
**Agenda Item ID / Number:** 2025-934- / 1.4

**ITEM TITLE:** Public hearing, deliberation, and possible action to consider an Ordinance on first reading authorizing a Full-Purpose Annexation of approximately 42.311 acres out of the Phillip J. Allen Survey, A-1, Hays County, Texas, generally located west of the intersection of FM 1626 and Cole Springs Road (West Oak) (A 23-02) (Development Services Director Angela Kennedy P.E., CFM) [PUBLIC TESTIMONY]

## 1. EXECUTIVE SUMMARY

A resolution to set the schedule for the public hearings regarding the West Oak development's petition for annexation of just over 42 acres of land along the west side of FM 1626 across from Cole Springs Road was approved by City Council at the September 16, 2025 meeting. The public hearings are anticipated to coincide with consideration of the Development Agreement. The applicant has submitted a Development Agreement, Planned Development, Public Improvement District, Annexation request, and a request to create a Public Improvement District. The proposed project will consist of approximately 40,000 sq ft +/- of Commercial space and 225 Townhouse Units. This project will extend Cole Springs Road and provide an additional north/south road west of FM 1626. The project will also extend water and wastewater utilities across FM 1626.

## 2. BACKGROUND/HISTORY

A resolution to set the schedule for the public hearings regarding the West Oak development's petition for annexation of just over 42 acres of land along the west side of FM 1626 across from Cole Springs Road was approved by City Council at the September 16, 2025 meeting. The public hearings are anticipated to coincide with the public hearings associated with a proposed Development Agreement. The public hearings for the PID and PD are anticipated at a future Council meeting.

The property owner has submitted a petition for annexation. A previously adopted annexation agreement exists for this property that would require automatic annexation to develop.

## 3. ANALYSIS

The applicant has submitted a Development Agreement, Planned Development, Annexation request, and a request to create a Public Improvement District. The proposed project will consist of approximately 40,000 sq ft +/- of Commercial space and 225 Townhouse Units. This project will extend Cole Springs Road and provide an additional north/south road west of FM 1626. The project will also extend water and wastewater utilities across FM 1626.

## 4. FINANCIAL IMPACT

Once developed, this property will increase property and sales tax collections to the City. The property is located within the ESD8 Sales Tax sharing area. No economic development incentives are currently tied to the project. The Developer also seeks to add a Public Improvement District (PID) to fund a portion of the public improvements that will be dedicated to the City.

## 5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

## **6. STRATEGIC PLAN OBJECTIVES**

Develop 1626 commercial corridor that is aligned with Comprehensive Plan

## **7. PROS AND CONS**

Pros: Expand City limits and available utilities and services to future development.

Cons: Additional traffic when developed.

## **8. ALTERNATIVES**

City Council may:

- Table
- Approve
- Deny

## **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Staff has reviewed the application for full purpose annexation and recommends approval of the request for annexation. The Council may consider holding the public hearing and tabling action to November 18, 2025, when other items related to this development will be considered.

### **Attachments:**

[Ordinance - West Oak Annexation A 23-02.pdf](#)

[Letter for Voluntary Annexation 2024.03.21.pdf](#)

[Petition for Annexation - 1480 S FM 1626 Buda 3-20-2024.pdf](#)

[Presentation - West Oak Annexation.pdf](#)