



STATE REPRESENTATIVE
LYLE LARSON

DISTRICT 122

October 25, 2017

The Honorable Garry Manitzas
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Dear Mayor Manitzas:

Thank you for your service to the City of Fair Oaks Ranch. In response to the Fair Oaks Ranch City Council's plans to annex certain territory within its extraterritorial jurisdiction (ETJ), this letter seeks to urge you and the Council to follow the process set forth in the Texas Annexation Right to Vote Act (Senate Bill 6) and call an election of property owners in the areas targeted for annexation.

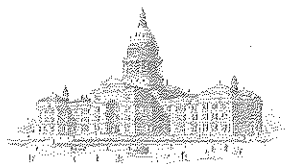
Senator Donna Campbell and I, along with State Rep. Dan Huberty, championed the Texas Annexation Right to Vote Act because the previous law that permitted home-rule municipalities to unilaterally annex unincorporated areas without requiring the consent of property owners was undemocratic. We worked hard for over 3 years to ensure that our constituents would have the ability to determine their own destinies.

We urge you to adhere to the process set forth in the Texas Annexation Right to Vote Act by calling an election to allow property owners in Fair Oaks Ranch's ETJ to decide for themselves if they wish to be part of the City of Fair Oaks Ranch. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Lyle Larson", written over a faint, illegible background.

Lyle Larson



DONNA CAMPBELL, M.D.

TEXAS STATE SENATOR
DISTRICT 25

October 27, 2017

The Honorable Garry Manitzas
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Dear Mayor Manitzas:

Thank you for your service to the City of Fair Oaks Ranch. I am writing on behalf of constituents who live within the ETJ of Fair Oaks who have recently received letters stating your intent to involuntarily annex their property between now and November 29, 2017.

As you are aware, a new law will take effect December 1st reforming the municipal annexation process to make it more democratic. Given how closely your proposed annexation falls to these changes taking place, I am writing to urge you and the City Council to follow the procedures set forth by Senate Bill 6 and seek the consent of the majority of property owners - as will soon be required by the Texas Annexation Right to Vote Act.

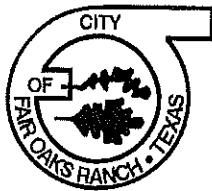
The public is best served when municipal annexation is a transparent and collaborative process, providing ample time for planning and allowing input from affected residents before a master annexation plan is approved. We must not shortchange Texans by abbreviating this process.

I encourage you to reconsider the current timetable and allow Senate Bill 6 to take effect to ensure that all property owners have due process under the law.

Thank you for your consideration.

Sincerely,

Senator Donna Campbell, M.D.
Chair - Veteran Affairs and Border Security



7286 Dietz Elkhorn · Fair Oaks Ranch, Texas 78015 · (210) 698-0900 · (866) 258-2505

October 27, 2017

The Honorable Lyle Larson
Representative, District 122
2 Mecca Drive
San Antonio, TX 78232

Dear Representative Larson:

Thank you for your recent letter regarding our city's plans to annex certain territory within our extraterritorial jurisdiction (ETJ). We appreciate the previous discussions you had with us regarding the Texas Annexation Right to Vote Act (Senate Bill 6).

As we explained to you, Senator Campbell, and Representative Biedermann, SB6 creates exactly the same kind of "undemocratic process" for our residents that it was attempting to address for unincorporated areas. Taking the action you are recommending would place the decision making for our city's future build out in the hands of roughly 100 property owners. The 8,400 residents (about 3,000 households) of Fair Oaks Ranch would have no say in these decisions.

We asked all three of you to work language into the bill to deal with this issue, but that proved to be a legislative impossibility. We appreciated that all of you listened attentively, and you, in particular, were helpful in explaining the legislative difficulties of making exceptions.

Our citizens' desire for responsible growth management includes considering the rights of the owners of undeveloped and commercial property. Several of these property owners have already participated, at our city's invitation, in working with our consultants to develop an updated Comprehensive Plan.

We respect the role you, Senator Campbell, and Representative Biedermann played in responding to your constituents' concerns about annexations. We ask that you respect the role our city council is playing in dealing with our constituents' concerns about growth. Please remember that the vast majority of the 8,400 residents in Fair Oaks Ranch, who are also your constituents, want this annexation to happen.

The coming implementation of SB6, with its unfavorable impact on our residents, is exactly what is driving us to annex basically our entire ETJ at this point. We are going to move forward with this annexation under the existing provisions of the Local Government Code.

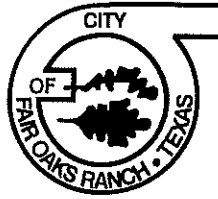
I know that you have a long history with our city and are concerned about our residents' well-being.

Thank you for your consideration of our side of this discussion.

Sincerely,

Garry Manitzas

GM/cp



7286 Dietz Elkhorn · Fair Oaks Ranch, Texas 78015 · (210) 698-0900 · (866) 258-2505

November 7, 2017

The Honorable Donna Campbell, M.D.
Texas State Senator
P. O. Box 12068
Austin, TX 78711

Dear Senator Campbell:

Thank you for your recent letter regarding our city's plans to annex certain territory within our extraterritorial jurisdiction (ETJ). We appreciate your graciously making time to meet with us regarding the Texas Annexation Right to Vote Act (Senate Bill 6).

As we explained to you, Representative Larson, and Representative Biedermann, for our city's circumstances, SB6 creates exactly the same kind of undemocratic process for our residents that you were attempting to address for unincorporated areas. Taking the action you are recommending would place the decision making for our city's future build out in the hands of roughly 100 property owners. The 8,400 residents (about 3,000 households) of Fair Oaks Ranch would have no say in these decisions. I do not consider that result to be a "transparent and collaborative" process.

We asked all three of you to work language into the bill to deal with smaller cities that have a large population county in part of their area and that are annexing almost exclusively undeveloped property. That proved to be a legislative impossibility. We understand that and are not criticizing you. We hope you understand, that the way you developed SB6 as a "one size fits all" piece of legislation is exactly what is driving us to annex all of our ETJ immediately.

Our citizens' desire for responsible growth management includes considering the rights of the owners of undeveloped and commercial property. Several of these property owners have already participated, at our city's invitation, in working with our consultants to develop an updated Comprehensive Plan. That approach comes much closer to being "transparent and collaborative" than allowing the flawed structure of SB6 to operate.

Please remember that the vast majority of the 8,400 residents in Fair Oaks Ranch, who are also your constituents, want this annexation to happen.

Thank you for your consideration of our side of this discussion.

Sincerely,

Garry Manitzas

GM/cp