



Annexation Case 25-260

PRESENTED TO CITY COUNCIL – 2.2.26

TONY D. MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ANNEX – 1500 CR 602

Location:

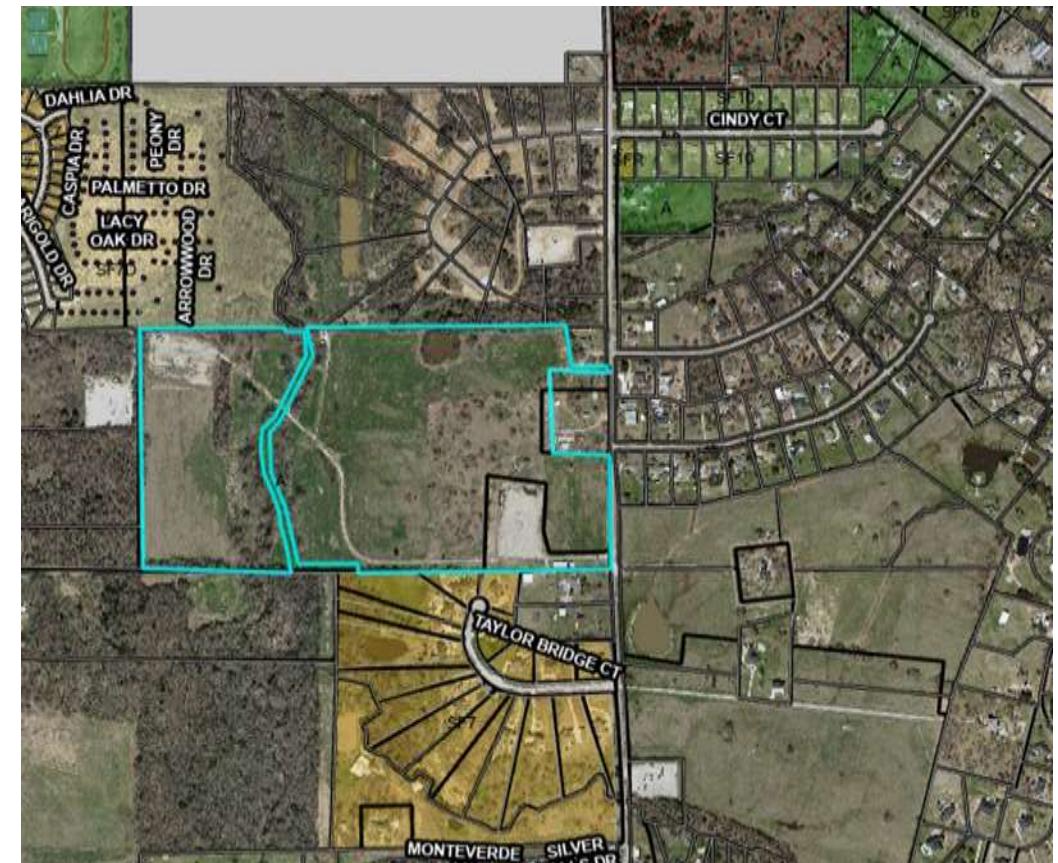
- 1500 CR 602
- 80.122 acres

Applicant:

- Clay Cristy (ClayMoore Engineering)
- Srinu Geedipally (Owner)

Item for approval:

Voluntary Annexation (Case 25-260)

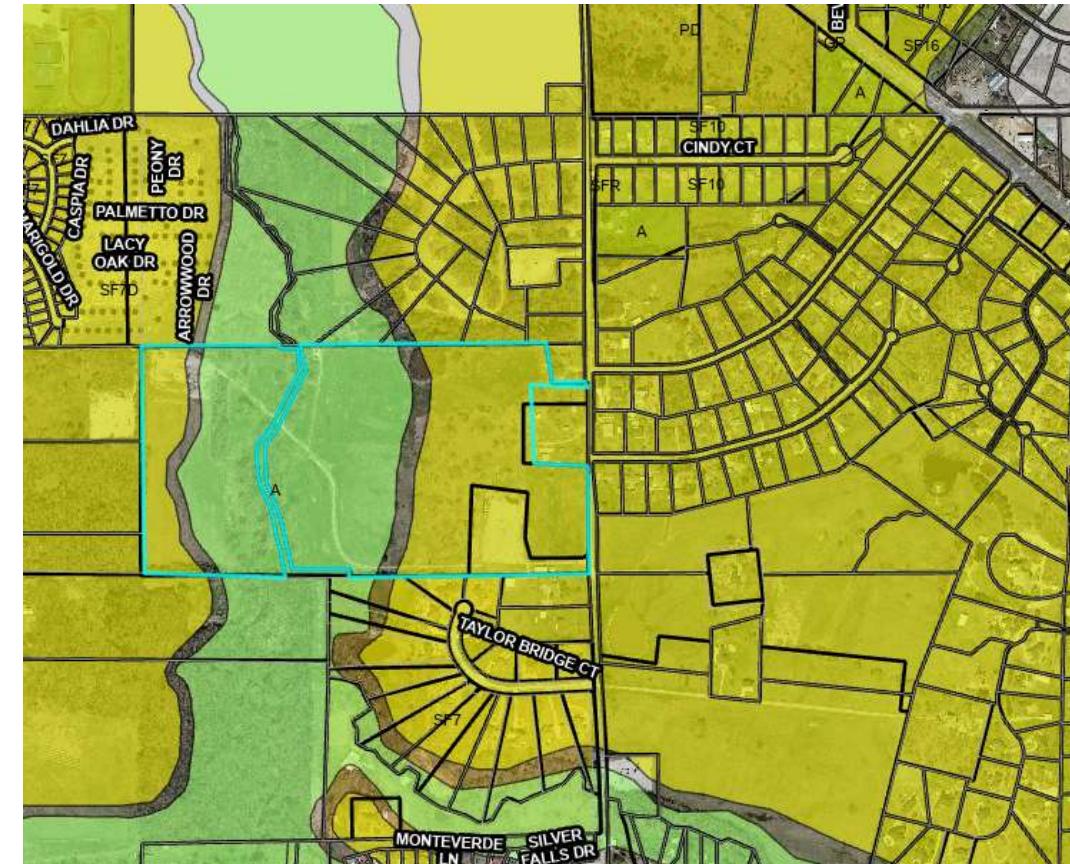
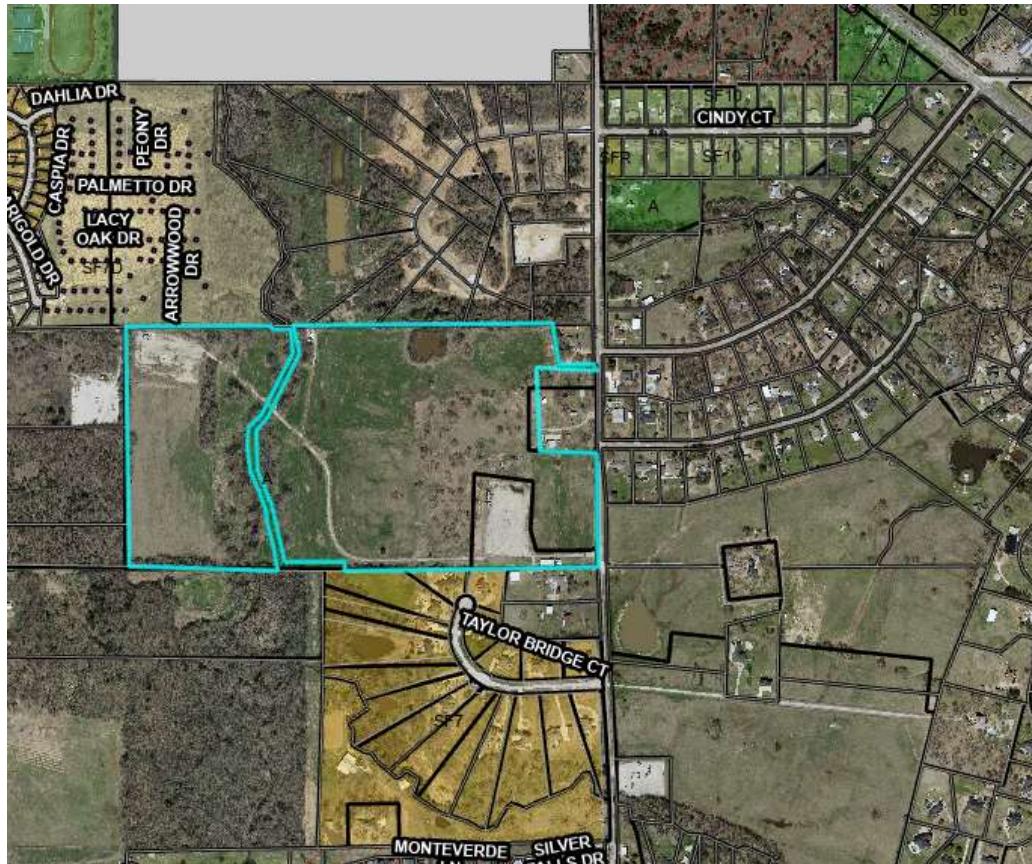


Zoning

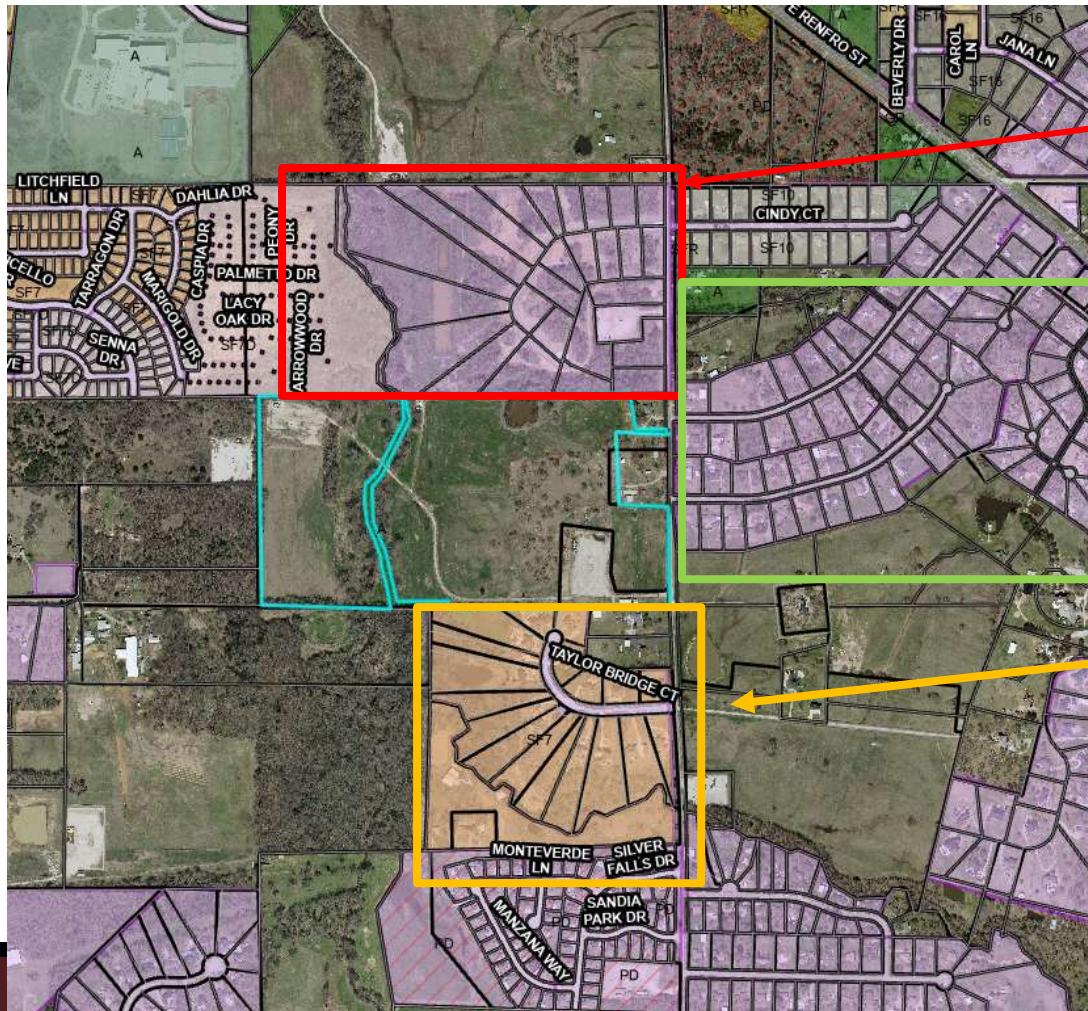
ETJ – A, Agricultural upon Annexation

Comprehensive Plan

Neighborhoods



Adjacent Subdivisions



Taylor Bridge North ~ 29 Lots
23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Timber Green Addition - 1 acre lots
Any new development within the ETJ requires lot size to be a minimum of 1 acre

Taylor Bridge Estates ~20 Lots
12 lots of 1 acre or more, 8 lots of 2 acres or more

Site History

- March 1, 2021 – Annexation request was denied by City Council
No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.
- December 13, 2021 – Annexation request was denied by City Council
No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

Staff received inquiries during the previous zoning requests with concerns regarding:

- Density
- Traffic/Road improvements
- Lot size concerns
- Compatibility issues
- Previous intersection improvement promise at Renfro/CR 602.

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Public Hearing Notice:

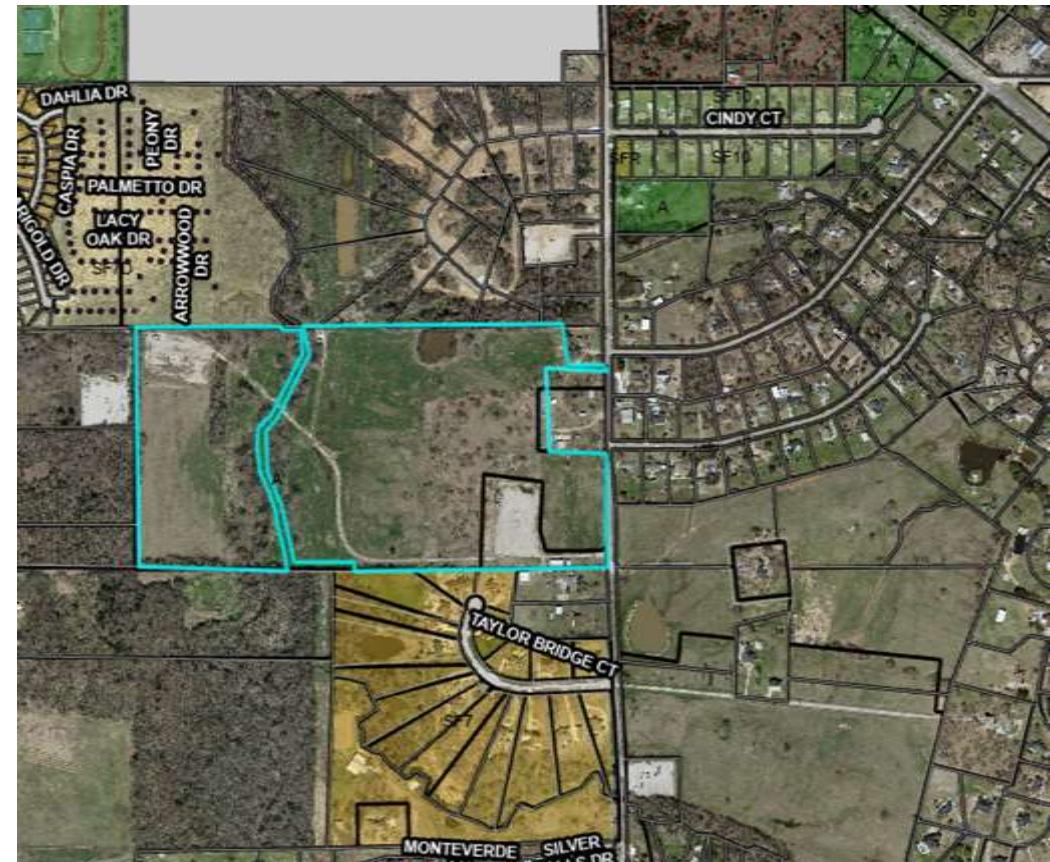
- Published in the newspaper.
- Posted on City Website.
- Notified school districts and sent utility letters for annexation hearing.

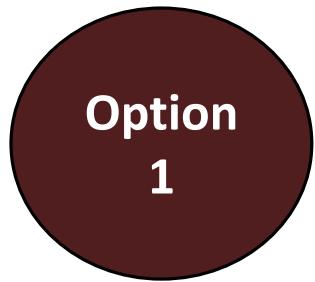


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Staff Recommendation:

- Staff recommends disapproval of the voluntary annexation request.
- The applicant's interest in annexation is to secure SF-10 zoning.
- Sewer line is located on the property
- City does not have the sewer Certificate of Convenience and Necessity (CCN) to serve this property.
- Would require City to make application to PUC for amendment to service area.





**Recommend
Approval**

**Recommend
Denial**

Questions / Comments

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