

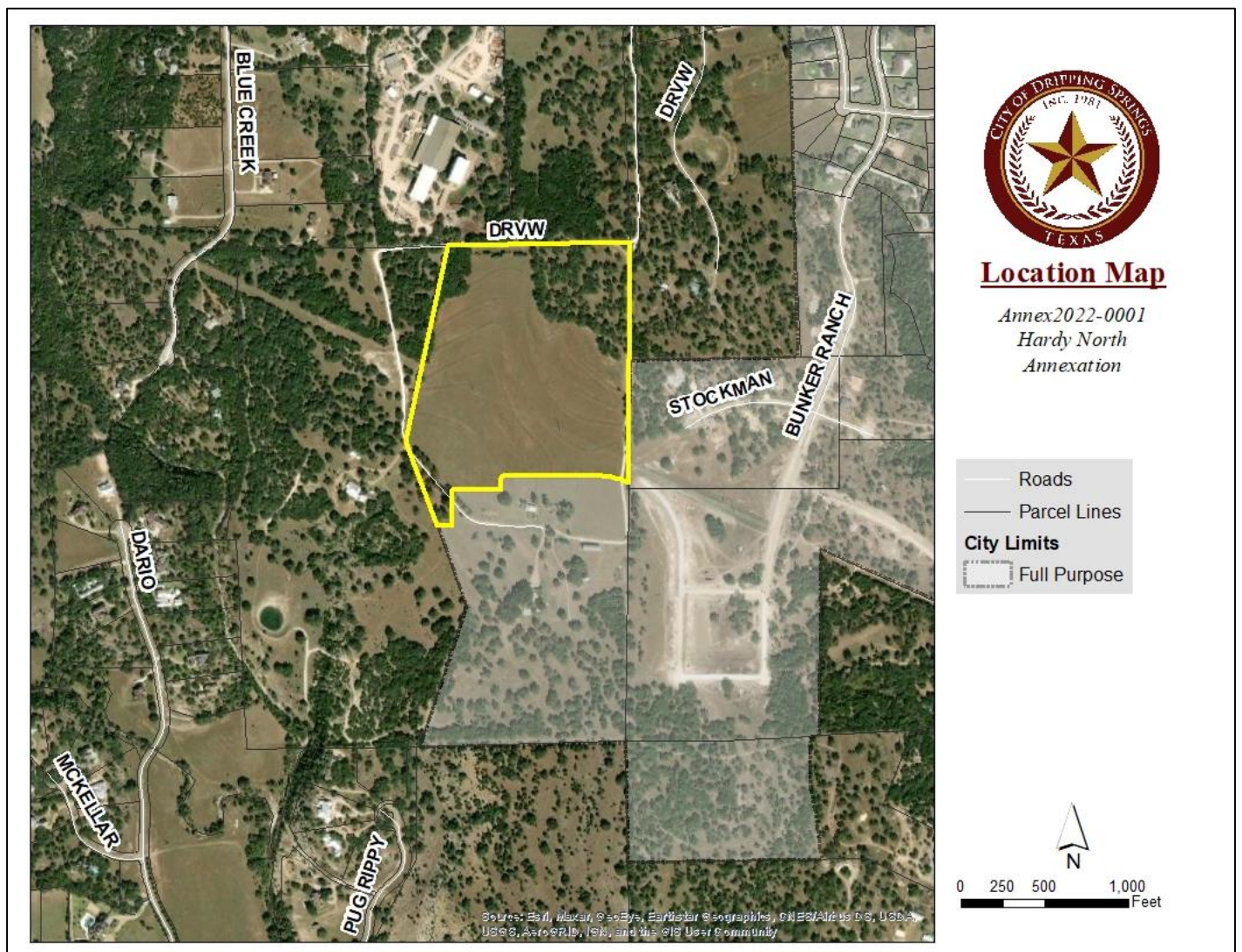


City Council Planning Department Staff Report

City Council Meeting: July 5, 2021
Project No: ANNEX2022-0001
Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

Project Name: Hardy North Annexation
Property Location: 2901 W US 290
Legal Description: 38.68 Acres out of the Benjamin F Hanna Survey
Applicant: Brian Estes, P.E.
Property Owners: Hardy T Land, LLC
Request: Voluntary Annexation



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Overview

The applicant requests annexation of approximately 38.68 acres into the City Limits, which will become part of the overall Bunker Ranch Development. This request is for a portion of the property known as the Hardy Tract.

The applicant also proposes to rezone the site to SF-2, Moderate Density Residential which may be considered at the meetings outlined below.

Proposed Annexation and Zoning Schedule

April 19, 2022 – City Council takes action on moving forward with the proposed annexation, allowing staff to negotiate the services agreement.

June 26, 2022 – The Planning & Zoning Commission will conduct a public hearing and consider the proposed zoning designation of SF-2.

July 5, 2022 – City Council will approve the municipal services agreement and conduct a public hearing regarding the annexation of the property.

July 5, 2022 – City Council will conduct a public hearing and consider the proposed zoning designation of SF-2.

Public Notification

Publication was done in accordance with state law. If annexed, this property will be added to the City Limits Map.

Annexation Benefits & Detriments

Benefits to the City for Annexation:

- Landscaping Ordinance Applies
- Lighting Ordinance Applies
- City Property Tax
- Land Use Control

Detriments to the City for Annexation

- Properties in the corporate limits are afforded an increase in impervious cover (40% vs 35%)
- Lots in the city served by on-site sewer facilities (private septic systems) can be platted at $\frac{3}{4}$ -acre, a higher net density than the county's requirement of 1-acre lots.

ETJ Annexation Comparison

	ETJ	City Limits (SF-2)
Impervious Cover	35%	40%
Landscaping	Does not apply	Applies
Lighting Ordinance	Does not apply (unless variance requested)	Applies
City Property Tax	Does not apply	Applies
Land Use Control	None	Limited to Single-Family

Attachments

Exhibit 1: Annexation Request

Exhibit 2: Property Survey

Planning Department Staff Report

Recommended Action:	Staff recommends approval of the annexation.
Alternatives/Options:	Refusal of the proposed annexation.
Budget/Financial Impact:	None calculated at this time, however, those properties in the city limits will be subject to property taxes.
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A