

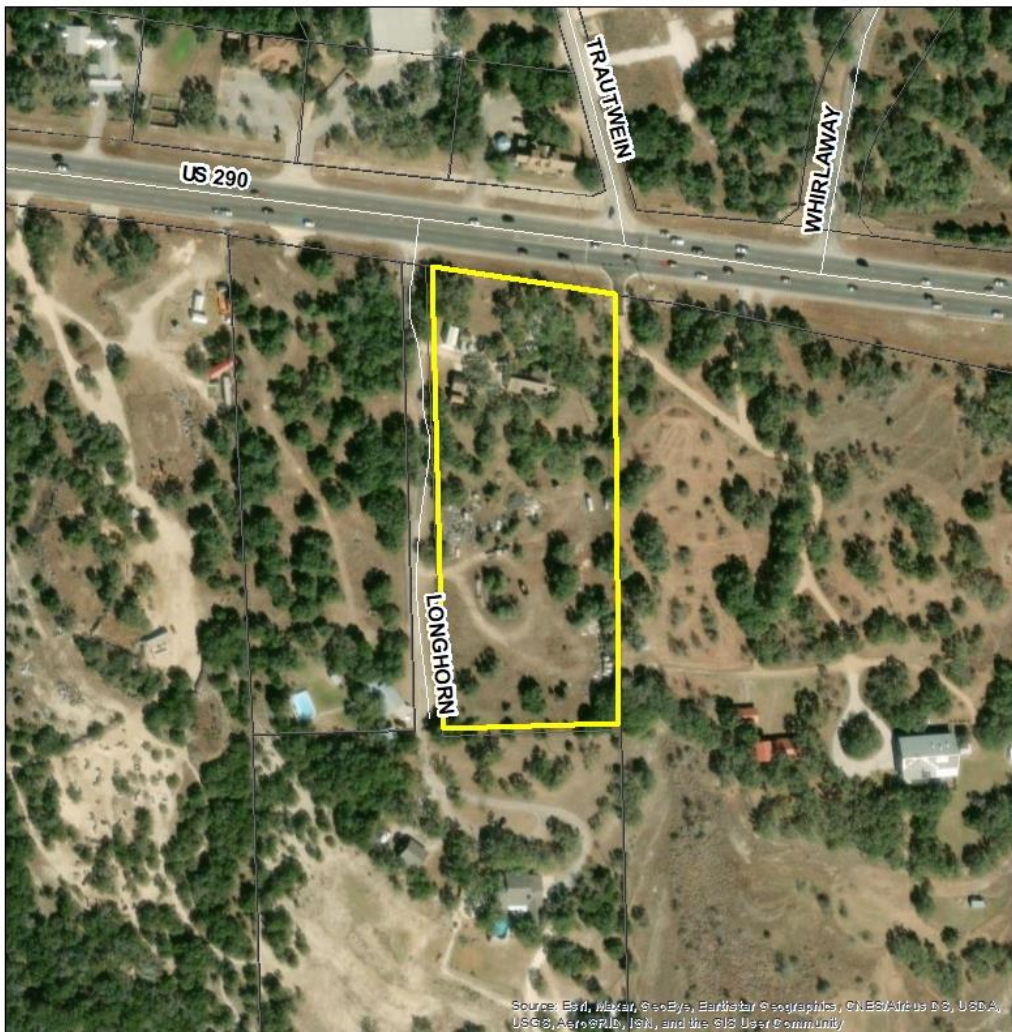


City Council Planning Department Staff Report

City Council Meeting: November 15, 2022
Project No: ANNEX2022-0004
Project Planner: Tory Carpenter, AICP – Senior Planner

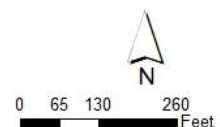
Item Details

Project Name: Besa Property Annexation
Property Location: 4300 E US 290
Legal Description: 5 Acres out of the G N RR Co Survey
Applicant: Daniel Besa
Property Owners: Daniel & Pat Besa
Request: Request for voluntary annexation and to begin negotiations regarding a service agreement.
Recommendation: Staff recommends acceptance of the annexation petition.



Location Map

AN2022-0004
4300 E US 290



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

The applicant requests annexation of approximately 5.00 acres of land which is currently in the City's ETJ. The applicant also applied for a zoning amendment for "CS," Commercial Services.

Annexation and Zoning Schedule

November 15, 2022 – City Council authorized staff to negotiate the services agreement and proceed with annexation.

January 10, 2022 – The Planning & Zoning Commission conducted a public hearing and voted unanimously to recommend approval of the zoning amendment to CS.

February 7, 2022 – City Council will hold a public hearing, consider an annexation ordinance, and consider the municipal services agreement for annexation of the property.

February 7, 2022 – If annexation is approved, City Council will conduct a public hearing and consider the proposed zoning designation of CS.

Public Notification

None required at this time, but notice will be published for the annexation Public Hearing, as well as the proposed rezoning in accordance with the City's Code of Ordinances, as well as State Law if the City Council votes to accept the petition for annexation.

Annexation Benefits & Detriments

Benefits to the City for Annexation:

- Landscaping Ordinance Applies
- Lighting Ordinance Applies
- Land Use Control
- Compliance with Building Codes

Detriments to the City for Annexation

- Properties in the corporate limits are afforded an increase in impervious cover (70% vs 35%)

ETJ Annexation Comparison

	ETJ	City Limits (CS)
Impervious Cover	35%	70%
Landscaping	Does not apply	Applies
Lighting Ordinance	Does not apply (unless variance requested)	Applies
Land Use Control	None	Limited to Commercial Services

Attachments

Exhibit 1: Annexation Request

Planning Department Staff Report

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