

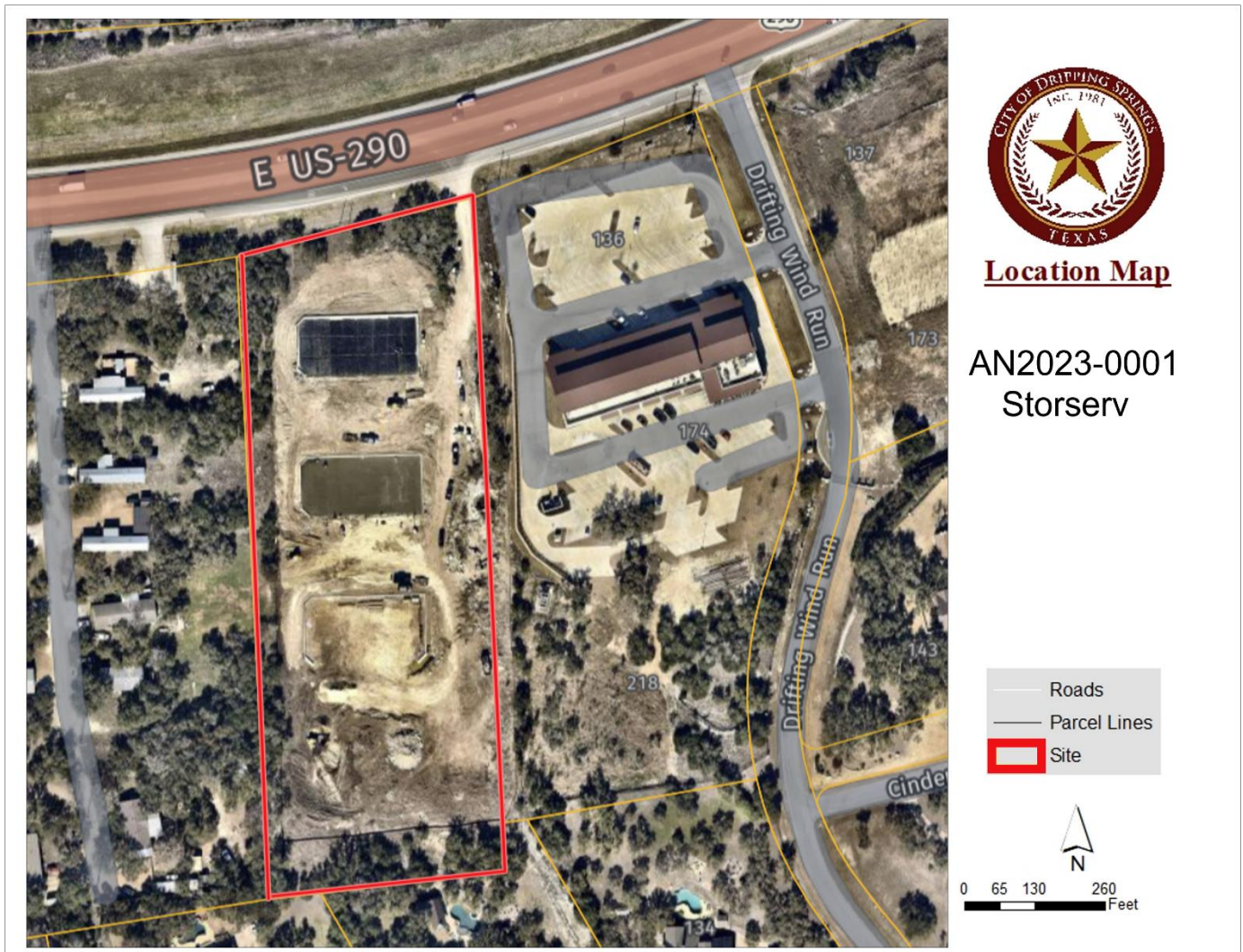


City Council Planning Department Staff Report

City Council Meeting: February 21, 2023
Project No: ANNEX2023-0001
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Storserv Annexation
Property Location: 1300 E US 290
Legal Description: 5.02 acres out of the C.H. Mallot Survey
Applicant: Victor Ostiguin, Doucet & Associates
Property Owners: Andrea Bursk, AAA Storage Dripping Springs LLC
Request: Request for voluntary annexation and to begin negotiations regarding a service agreement.
Recommendation: Staff recommends acceptance of the annexation petition.



Planning Department Staff Report

Overview

The applicant requests annexation of approximately 5.02 acres of land which is currently in the City's ETJ. The applicant also applied for a zoning amendment for "CS," Commercial Services. The property is currently be developed as a self storage facility.

Annexation and Zoning Schedule

February 21, 2023 – City Council authorized staff to negotiate the services agreement and proceed with annexation.

March 28, 2023 – The Planning & Zoning Commission conducted a public hearing and voted unanimously to recommend approval of the zoning amendment to CS.

April 4, 2023 – City Council will hold a public hearing, consider an annexation ordinance, and consider the municipal services agreement for annexation of the property.

April 4, 2023 – 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

Planning Department Staff Report

Attachments

Exhibit 1: Annexation Request

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