

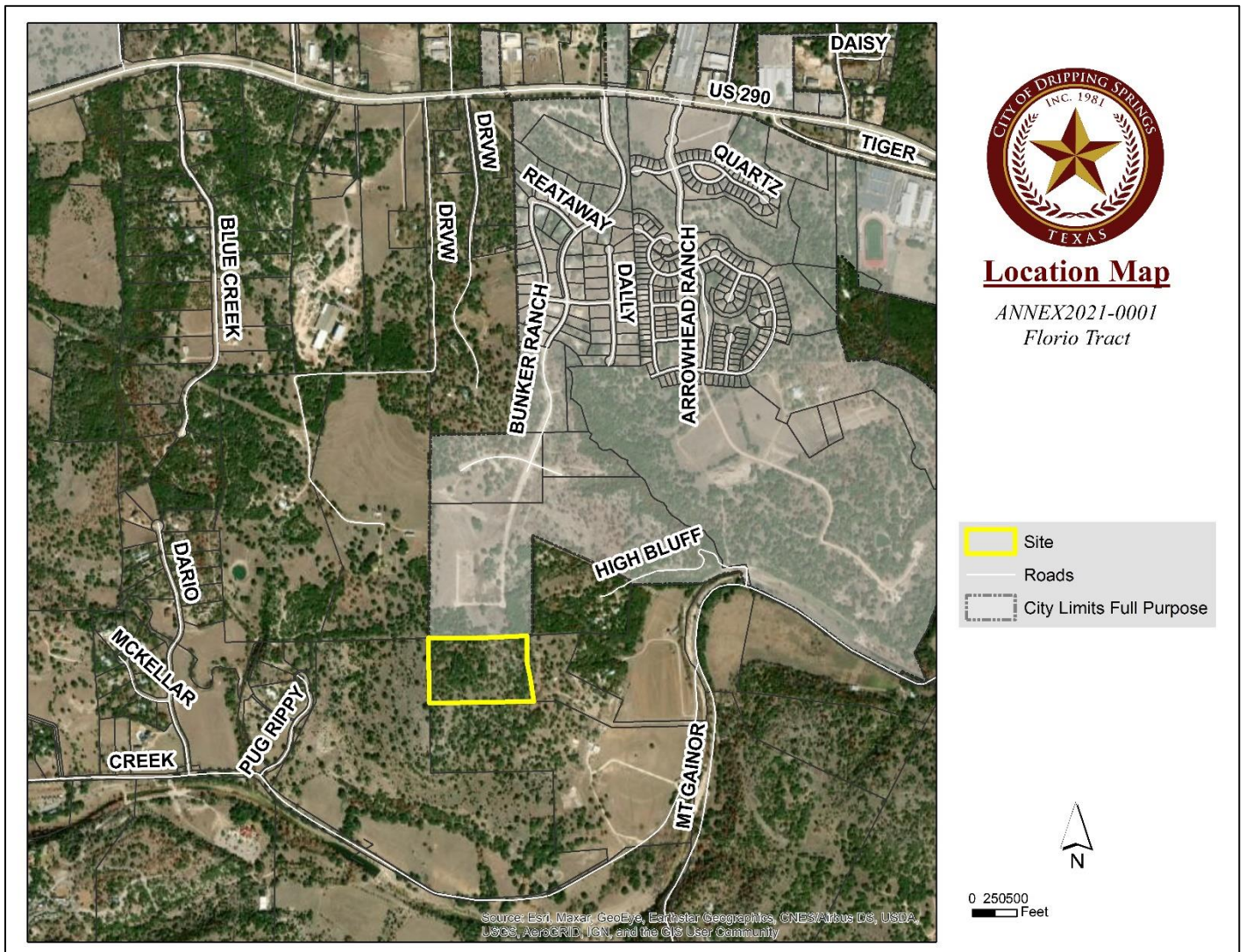


# City Council Planning Department Staff Report

**City Council Meeting:** February 9, 2021  
**Project No:** ANNEX2021-0001  
**Project Planner:** Robyn Miga, Consulting Planner

## Item Details

**Project Name:** Florio Tract Annexation  
**Property Location:** 2100 Creek Road, south of Highway 290, north of Creek Road  
**Legal Description:** Approximately 18.250 acres, situated in the Benjamin F. Hanna Survey No. 28, Abstract No. 222  
**Applicant:** Steve Harren c/o Brian Estes, P.E.  
**Property Owners:** Steve Harren  
**Request:** Request for voluntary annexation and to begin negotiations regarding a service agreement.



# Planning Department Staff Report

---

## Overview

The applicant is requesting to annex approximately 18.250 acres into the City Limits, which will become part of the overall Bunker Ranch Development. The site is part of a larger tract of land that has a homestead and will not be annexed as part of this proposed annexation. The attached exhibit shows this boundary.

The applicant is also proposing to rezone the site to SF-2, Moderate Density Residential, but that process will run separately and is not part of the annexation request.

## Proposed Annexation and Zoning Schedule

February 9, 2021 – City Council takes action on moving forward with the proposed annexation and allowing staff to negotiate the services agreement.

February 23, 2021 – The Planning & Zoning Commission will conduct a public hearing and consider the proposed zoning designation of SF-2.

March 9, 2021 – City Council will approve the municipal services agreement and conduct a public hearing regarding the annexation of the property.

March 9, 2021 – City Council will conduct a public hearing and consider the proposed zoning designation of SF-2.

## Public Notification

None required at this time, but notice will be published for the public hearing annexation, as well as the proposed rezoning in accordance with the City's Code of Ordinances, as well as State Law.

## Attachments

Exhibit 1: Annexation Request

Exhibit 2: Property Survey

Recommended Action:	Staff is recommending approval.
Alternatives/Options:	Recommend denial 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