



City Council Planning Department Staff Report

City Council Meeting: March 29, 2024
Project No: ANNEX2024-0001
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: St. Martin de Porres Catholic Church
Property Location: 26260 Ranch Road 12
Legal Description: 18.1 acres being a portion of lots 1 & 2 in the St. Martin's Subdivision.
Applicant: Jon Thompson
Property Owners: Diocese of Austin
Request: Request for voluntary annexation and to begin negotiations regarding a service agreement.
Recommendation: Staff recommends acceptance of the annexation petition.



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Overview

On February 6, 2024 the Board of Adjustments considered a height variance for a new chapel building on the property. The Board ultimately approved the variance with the condition that this portion of the property be annexed into the City Limits. The applicant has applied for the annexation request to comply with this condition.

Annexation and Zoning Schedule

March 19, 2024 – City Council authorized staff to negotiate the services agreement and proceed with annexation.

April 23, 2024 – The Planning & Zoning Commission conducted a public hearing and voted unanimously to recommend approval of the zoning amendment to CS.

May 7, 2023 – City Council will hold a public hearing, consider an annexation ordinance, and consider the municipal services agreement for annexation of the property.

May 7, 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:

- 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 (GUI)
Impervious Cover	35%	50%
Landscaping	Applies	Applies
Lighting Ordinance	Does not apply (unless variance requested)	Applies
Land Use Control	None	Limited to Government / Institutional

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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