

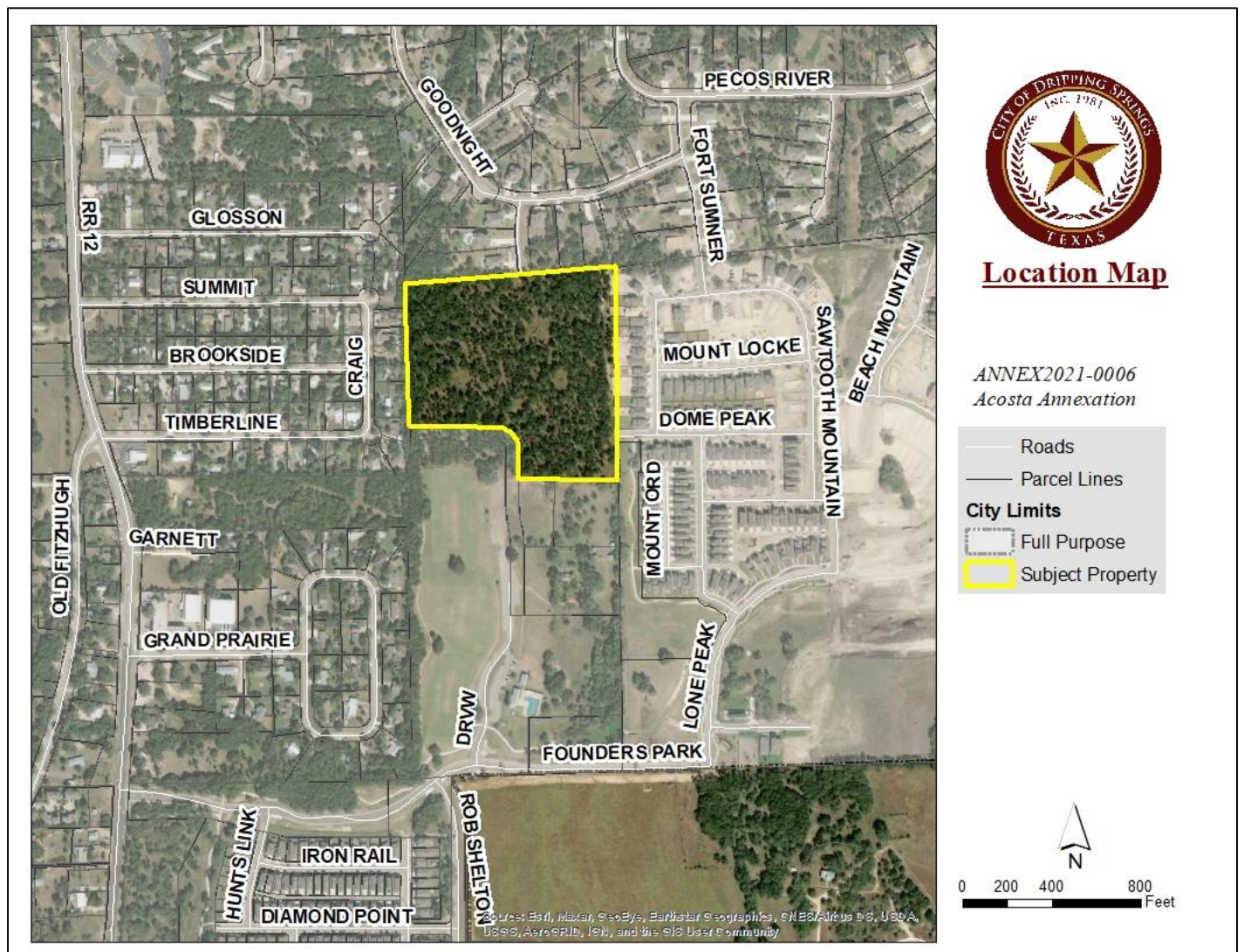


City Council Planning Department Staff Report

City Council Meeting: November 16, 2021
Project No: ANNEX2021-0006
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Acosta Annexation
Property Location: Trincheras Pass
Legal Description: 17.07 Acres out of the Philip A. Smith Survey
Applicant: Gilbert J. Guerra; Rio Delta Engineering
Property Owners: Acosta Holdings Company, Inc.
Request: Request for voluntary annexation and to begin negotiations regarding a service agreement.



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Overview

The applicant is requesting annexation of approximately 17.07 acres into the City Limits for a residential subdivision. The property would be accessed from the existing Poundhouse Hills and Big Sky subdivisions.

The applicant is also proposing to rezone the site to SF-2, Moderate Density Residential which may be considered at the meetings outlined below. This development would consist of 17 lots and sewer service would be provide by on-site septic systems.

Proposed Annexation and Zoning Schedule

November 16, 2021 – City Council takes action on moving forward with the proposed annexation and allowing staff to negotiate the services agreement.

January 25, 2022 – The Planning & Zoning Commission will conduct a public hearing and consider the proposed zoning designation of SF-2.

February 15, 2021 – City Council will approve the municipal services agreement and conduct a public hearing regarding the annexation of the property.

February 15, 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.

Annexation Pros & Cons

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

Recommended Action:	Staff recommends approval of this request for annexation.
Alternatives/Options:	Deny 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

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