

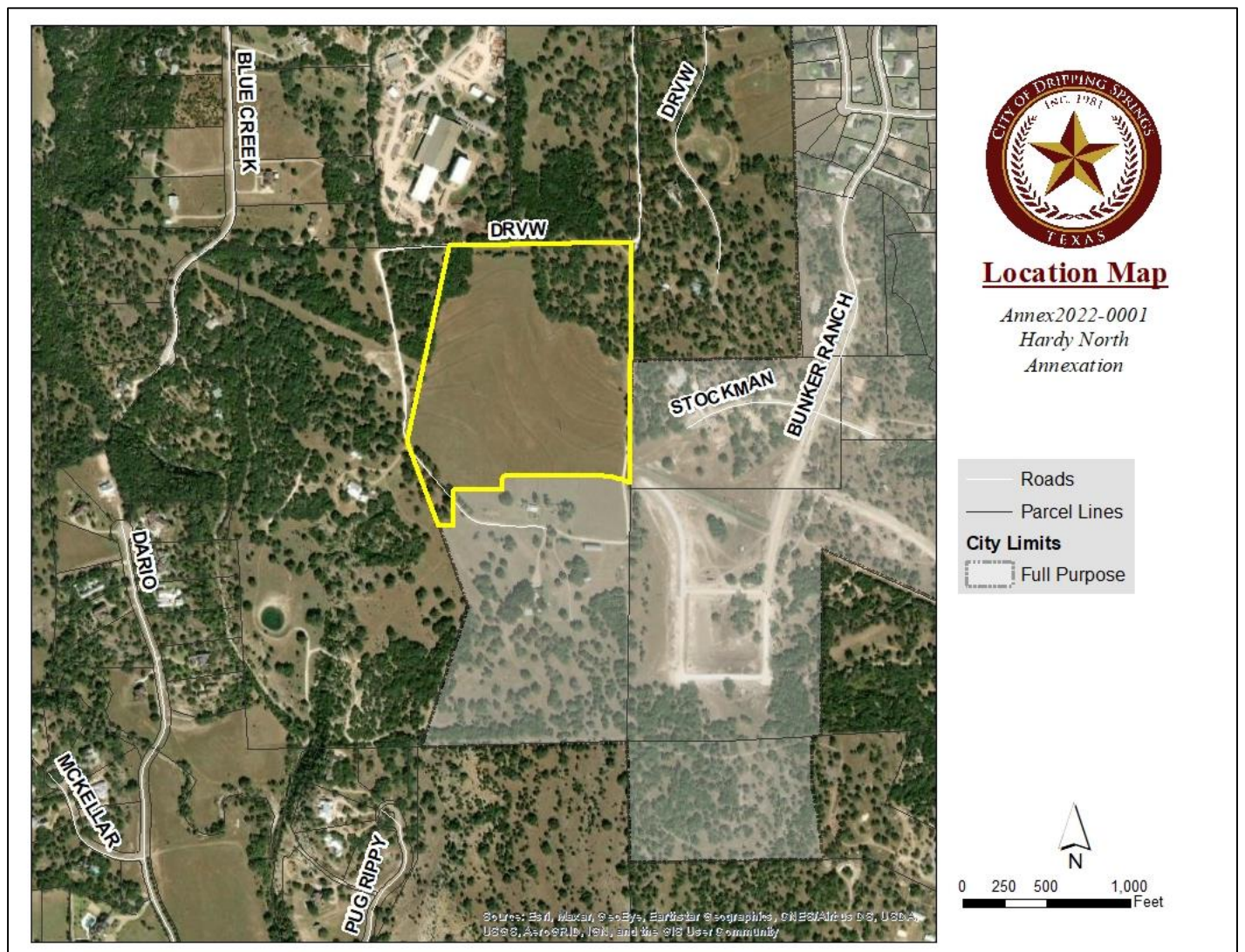


# City Council Planning Department Staff Report

**City Council Meeting:** April 19, 2021  
**Project No:** ANNEX2022-0001  
**Project Planner:** Tory Carpenter, AICP, Senior Planner

## Item Details

**Project Name:** Hardy North Annexation  
**Property Location:** 2901 W US 290  
**Legal Description:** 38.68 Acres out of the Benjamin F Hanna Survey  
**Applicant:** Brian Estes, P.E.  
**Property Owners:** Hardy T Land, LLC  
**Request:** Request for voluntary annexation and to begin negotiations regarding a service agreement.



# Planning Department Staff Report

## Overview

The applicant requests annexation of approximately 38.68 acres into the City Limits, which will become part of the overall Bunker Ranch Development. This request is for a portion of the property known as the Hardy Tract.

The applicant also proposes to rezone the site to SF-2, Moderate Density Residential which may be considered at the meetings outlined below.

## Proposed Annexation and Zoning Schedule

April 19, 2022 – City Council takes action on moving forward with the proposed annexation, allowing staff to negotiate the services agreement.

May 24, 2022 – The Planning & Zoning Commission will conduct a public hearing and consider the proposed zoning designation of SF-2.

June 7, 2022 – City Council will approve the municipal services agreement and conduct a public hearing regarding the annexation of the property.

June 7, 2022 – 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 annexation Public Hearing, as well as the proposed rezoning in accordance with the City's Code of Ordinances, as well as State Law.

## Annexation Benefits & Detriments

### Benefits to the City for Annexation:

- Landscaping Ordinance Applies
- Lighting Ordinance Applies
- City Property Tax
- Land Use Control

### Detriments to the City for Annexation

- Properties in the corporate limits are afforded an increase in impervious cover (40% vs 35%)
- Lots in the city served by on-site sewer facilities (private septic systems) can be platted at  $\frac{3}{4}$ -acre, a higher net density than the county's requirement of 1-acre lots.

### ETJ Annexation Comparison

	<b>ETJ</b>	<b>City Limits (SF-2)</b>
<b>Impervious Cover</b>	35%	40%
<b>Landscaping</b>	Does not apply	Applies
<b>Lighting Ordinance</b>	Does not apply (unless variance requested)	Applies
<b>City Property Tax</b>	Does not apply	Applies
<b>Land Use Control</b>	None	Limited to Single-Family

## Attachments

Exhibit 1: Annexation Request

Exhibit 2: Property Survey

## Planning Department Staff Report

Recommended Action:	Staff recommends approval of the annexation.
Alternatives/Options:	Refusal 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