

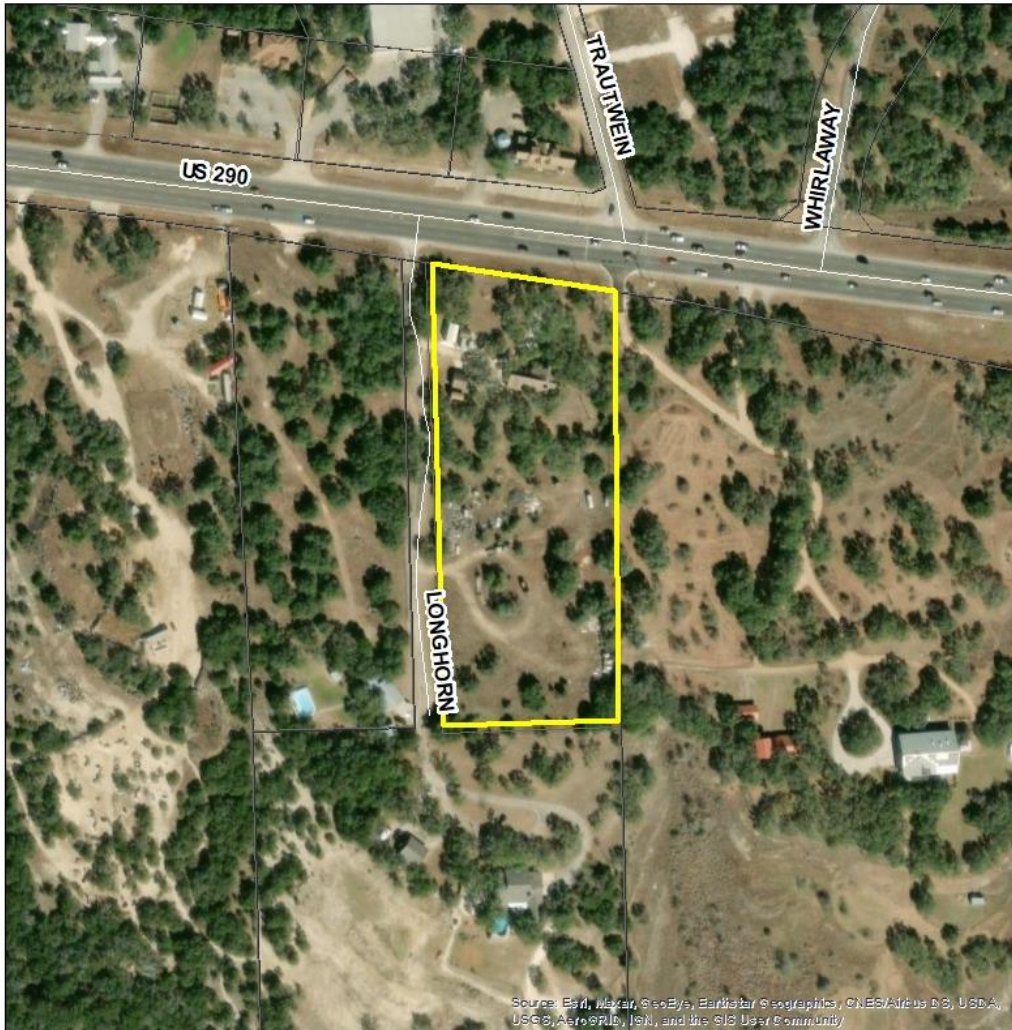


# City Council Planning Department Staff Report

**City Council Meeting:** February 7, 2023  
**Project No:** ANNEX2022-0004  
**Project Planner:** Tory Carpenter, AICP – Senior Planner

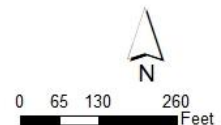
## Item Details

**Project Name:** Besa Property Annexation  
**Property Location:** 4300 E US 290  
**Legal Description:** 5 Acres out of the G N RR Co Survey  
**Applicant:** Daniel Besa  
**Property Owners:** Daniel & Pat Besa  
**Request:** Annexation  
**Recommendation:** Staff recommends approval of the annexation request.



## Location Map

AN2022-0004  
4300 E US 290



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Planning Department Staff Report

## Overview

The applicant requests annexation of approximately 5.00 acres of land which is currently in the City's ETJ. The applicant also applied for a zoning amendment for "CS," Commercial Services.

On November 15, the City Council voted to approve negotiations of the annexation and the schedule below.

## Annexation and Zoning Schedule

November 15, 2022 – City Council authorized staff to negotiate the services agreement and proceed with annexation.

January 28, 2022 – The Planning & Zoning Commission conducted a public hearing and voted unanimously to recommend approval of the zoning amendment to CS.

February 7, 2022 – City Council will hold a public hearing, consider an annexation ordinance, and consider the municipal services agreement for annexation of the property.

February 7, 2022 – If annexation is approved, City Council will conduct a public hearing and consider the proposed zoning designation of CS.

## Public Notification

Notice of the public hearing was posted in the newspaper and mailed to all service providers and taxing entities for the property.

## 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)               |
|---------------------------|---|--------------------------------|
| <b>Impervious Cover</b>   | 35%   | 70%                            |
| <b>Landscaping</b>        | Does not apply                                | Applies                        |
| <b>Lighting Ordinance</b> | Does not apply<br>(unless variance requested) | Applies                        |
| <b>Land Use Control</b>   | None  | Limited to Commercial Services |

## Attachments

### Exhibit 1: Annexation Request

|                          |   |
|--------------------------|---|
| Recommended Action:      | Staff recommends approval of the annexation request   |
| 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   |