



AN-21-06 (5900 Block of S IH-35)

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-XX, annexing into the City approximately 2.1 acres of land generally located in the 5900 Block of S IH-35 (Case No. AN-21-06), including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-XX, on the first of two readings.



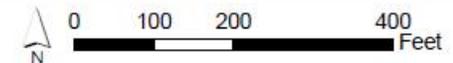
Context:

- Applicant proposing development of a gas station / convenience store
- Approximately 80' of the subject property along the IH-35 frontage road is currently annexed and zoned Agricultural Ranch (AR).
 - Applicant is proposing to annex the remaining portion of the property (2.1 acres)
- Applicant requesting to rezone the entirety of the property (2.780 acres) as Heavy Commercial (HC)
- Service Plan (attachment)

AN-21-06 Aerial View Proposed Annexation — 5900 Blk S IH-35



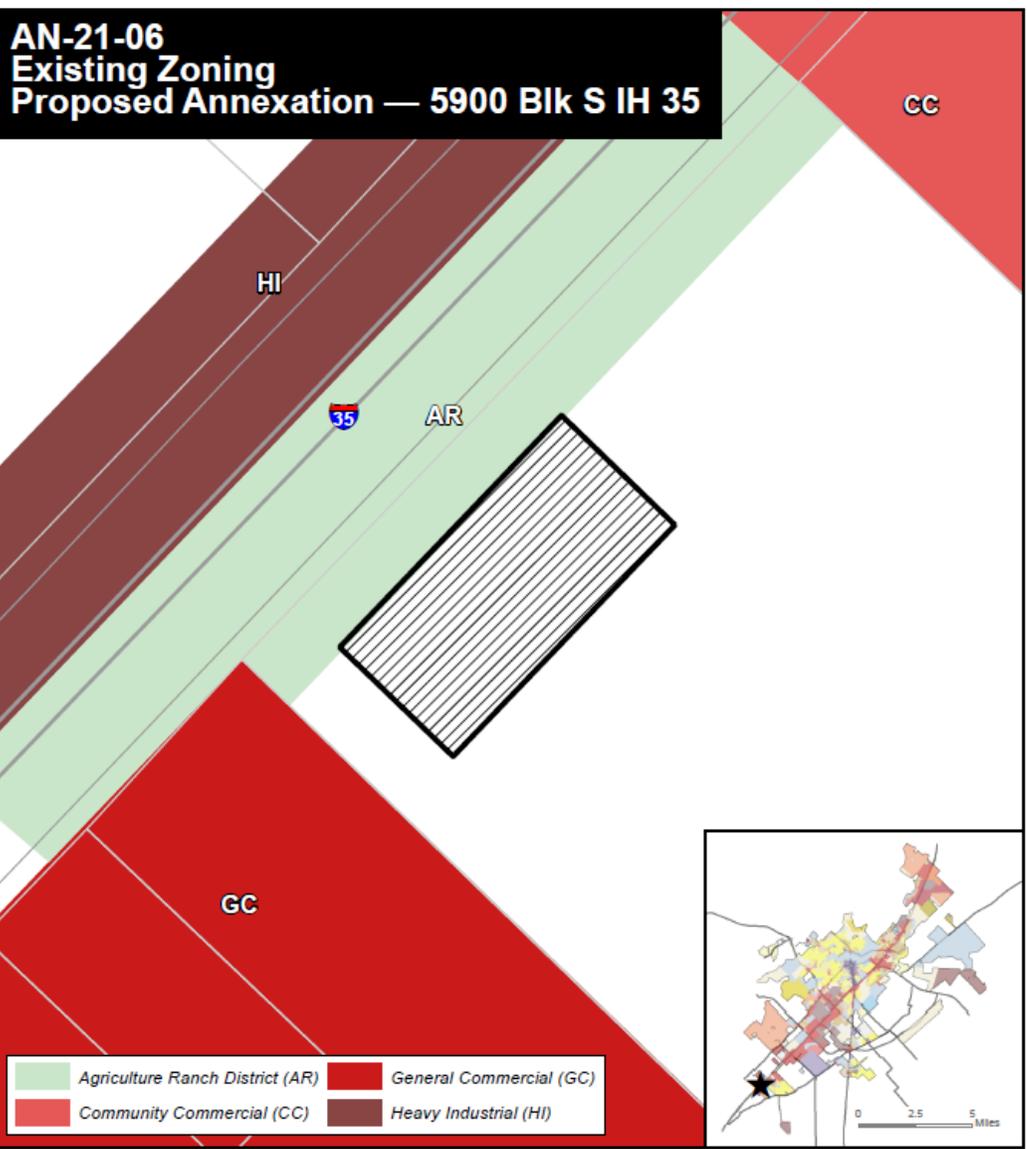
- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/1/2021

AN-21-06
Existing Zoning
Proposed Annexation — 5900 Blk S IH 35



Agriculture Ranch District (AR)
 General Commercial (GC)
 Community Commercial (CC)
 Heavy Industrial (HI)

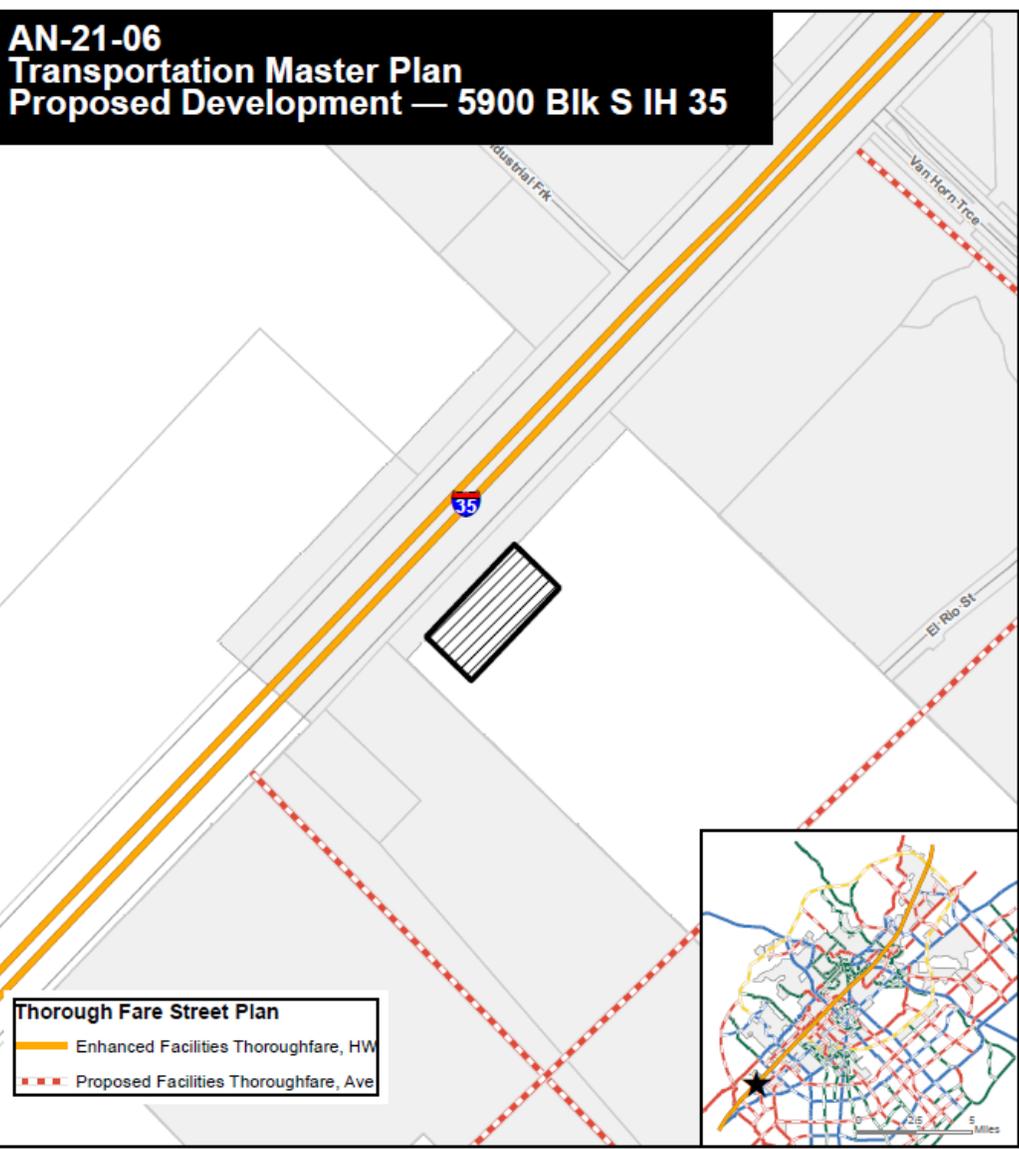
- Site Location
- Subject Property
- Parcels
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 9/24/2021

AN-21-06
Transportation Master Plan
Proposed Development — 5900 Blk S IH 35



Thorough Fare Street Plan

Enhanced Facilities Thoroughfare, HW
 Proposed Facilities Thoroughfare, Ave

- Site Location
- Subject Property
- Parcels
- City Limit

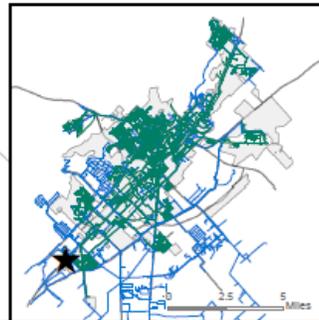
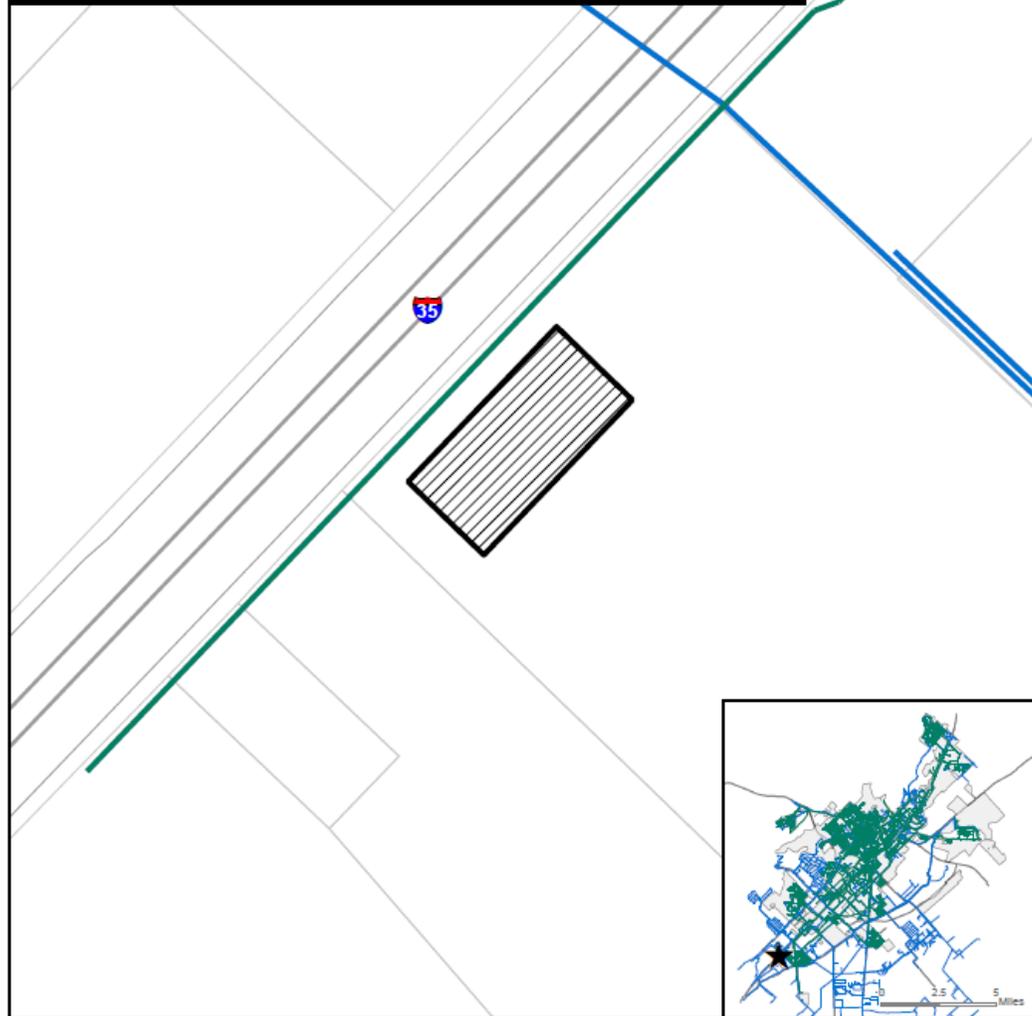


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/1/2021



AN-21-06 Water/Wastewater Lines Proposed Annexation — 5900 Blk S IH 35



★ Site Location	— Sanitary Main	N 0 150 300 600 Feet
▨ Subject Property	— Water Main	
□ Parcels		
▭ City Limit		

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 9/24/2021



Annexation and Zoning Schedule

Annexation Schedule

- **City Council Resolution (Approval of Service Agreement and set a public hearing date):** November 3, 2021 (*Approved*)
 - **City Council Ordinance 1st Reading (Public Hearing):** December 7, 2021 (*Today*)
 - **City Council Ordinance 2nd Reading:** December 15, 2021
-

Zoning Schedule

- **Planning and Zoning Commission (Public Hearing):** November 9, 2021
- **City Council Ordinance 1st Reading (Public Hearing):** December 7, 2021
- **City Council Ordinance 2nd Reading:** December 15, 2021



City Council 1st Reading

- At the December 7, 2021 City Council meeting, the Council approved the annexation request with a 6-1 vote.